



## HOUSING ELEMENT UPDATE

City of Carpinteria General Plan

DECEMBER 14, 1992

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## Chapter 1

### INTRODUCTION

The Housing Element of the City of Carpinteria's General Plan is one of seven elements required by the State of California. Guidelines governing its contents are published by the Department of Housing and Community Development. Three basic sections are required: Needs Assessment, Market Analysis, and Policies and Implementation Plan.

The purpose of the Housing Element is to demonstrate that local government is making a good, safe diligent effort to identify, and take steps to alleviate housing problems for all economic segments of the community. The Element is intended to identify and analyze the housing market and develop a comprehensive strategy for addressing problems. The element also serves as an educational tool to provide citizens and public officials with an understanding of housing needs and potential solutions. In this manner, the Housing Element can provide direction to local government decision-making in all matters related to housing. In itself, a housing element does not result in the development of housing. Through a Housing Element a data base is developed with which major problem areas are identified and a program for resolving the problem areas is adopted.

Several sources of information are used in the element for the needs assessment and market analysis. The 1980 Census

provided income and housing data which was updated in a recent 1989 housing study. This study analyzed the results of a survey conducted during October and November of 1989. Its purpose was to collect data about the city's housing characteristics in advance of the 1990 Census. In addition the regional growth forecast "Forecast 89" (authored by the Association of Governments 1989) was consulted for various demographic and growth trends.

Since the City of Carpinteria is located entirely in the Coastal Zone, the City's Housing Element also includes the policies and implementation measures required under the cities Coastal Plan. The housing policies of the Coastal Plan focus primarily on the needs of low and moderate income people, while the housing of all economic sectors must be addressed in the Housing Element. The Coastal Plan policies need to be incorporated in the Housing Element to provide a coordinated approach in addressing the cities overall housing needs.

The structure of the report consists of two components.

Chapter 1 accesses potential housing needs by developing a comprehensive overview of demographic and housing characteristics within the city. Chapter 2 consists of a land inventory describing sites suitable for residential development within the five year planning period of the element. Chapter 3 evaluates government and nongovernmental constraints to development. Finally in Chapter 4 housing programs are developed to provide adequate sites, assist low and moderate income households, address and remove governmental constraints, conserve and improve existing housing and promote equal housing opportunity.



## Chapter 2 HOUSING NEEDS

### A. DEMOGRAPHIC CHARACTERISTICS

#### AGE DISTRIBUTION

As shown in Table 1, the 1990 Census suggests a shift upward in the city's overall age distribution, with the median moving from the 25-34 year age group in 1980 into the 35 to 44 group reflecting the nationwide trend of an aging "baby boom" generation. Significant decreases are observed among older children, teenagers, young adults, and working age adults (10-34), with a combined drop in these categories of almost 7%. A corresponding rise seems to have occurred among 35-44 year olds, with this group alone showing an increase of 6% compared to 1980. A smaller increase in the proportion of retirement age adults (65 and over) is also apparent, with a combined rise of 1.7% in this group.

The population pyramid in Figure 1 gives a graphic representation of this upward shift in the overall age distribution.

Additional data from Forecast 89 (Association of Governments, 1989) shows similar age distributions as did the 1989 survey. In Forecast 89 the 1980 population was aged to 1990 using birth and mortality rates. Immigration was also a component of this growth.

The predominant age group of the Carpinteria population can be best described as late twenties to early forties. The majority of persons are forty four or less years of age.

Among Census tracts shown in Figure 2, the changes in age distribution seemed to manifest in somewhat different ways. Tract 16.01 (bounded by Foothill Rd. US 101, Carpinteria Creek and Craven Lane) showed the largest overall shift toward older residents, with large relative decreases among children and adolescents (-6.3%) and younger adults (-1.5%), an increase among working age adults (+4.9%) and a moderate increase in retirement age adults (+3%). By comparison, tract 16.02 (bounded by US 101, Dump Rd., the ocean, and the city boundary) showed less of a shift, with a moderate decrease among children and adolescents (-1.1%) and younger adults (-2.6%) and an increase among working age adults (+4.2%), while the oldest age groups remained proportionally about the same (0.5%). Area 17.02 (east of Dump Rd bounded by the ocean and the city boundaries) had a decrease in retirement age adults (-1.2%), and increase in children and adolescents (+1.3) and working adults (.75%), and a decrease in younger adults (-1.6%).

The various age groups require differing housing types. For example the less than 25 year olds would likely be renters in small apartments while the 25 to 50 year olds with families require larger housing and are more apt to be owner occupied. The elderly segment of the



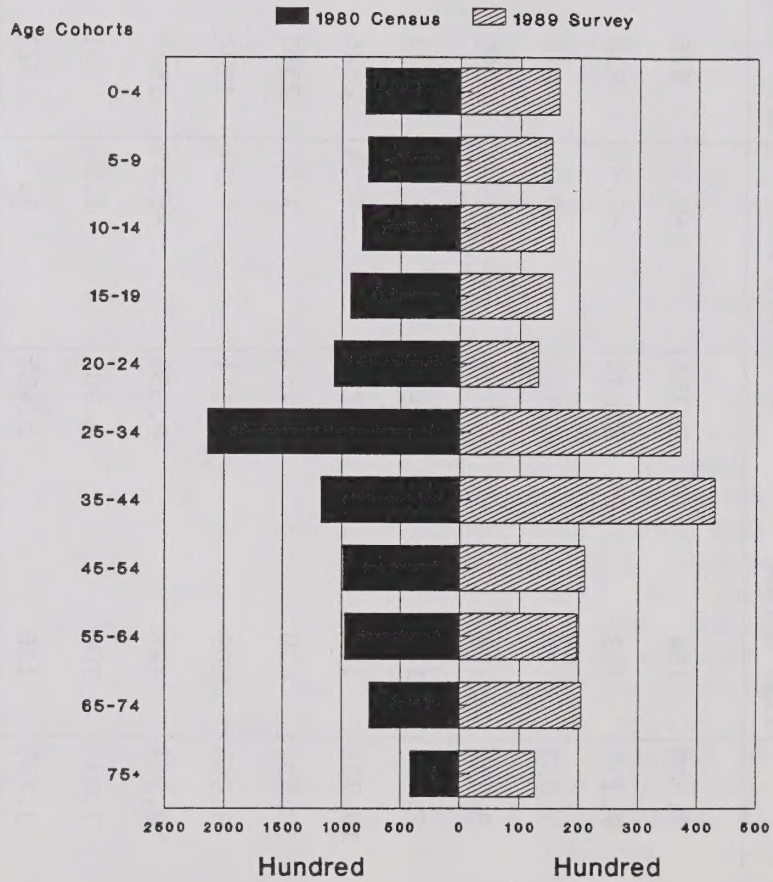
TABLE 1

## AGE DISTRIBUTION IN 1980, 1989

Age	1980 Census		1989 Survey		% Change 1980-1989	1990 Census		% Change 1980-1990
0 - 4	800	7.38%	164	7.15%	-0.2%	976	7.10	-0.28%
5 - 9	777	7.17%	152	6.63%	-0.5%	930	6.76	-0.71%
10 - 14	830	7.66%	156	6.80%	-0.9%	818	5.95	-1.71%
15 - 19	929	8.57%	154	6.72%	-1.9%	990	7.20	-1.37%
20 - 24	1,062	9.80%	130	5.67%	-4.1%	1131	8.23	-1.57%
25 - 34	2,138	19.73%	372	16.22%	-3.5%	2526	18.37	-1.36%
35 - 44	1,173	10.83%	430	18.75%	7.9%	2355	17.13	6.3 %
45 - 54	981	9.05%	209	9.11%	0.1%	1274	9.27	0.22%
55 - 64	971	8.96%	196	8.55%	-0.4%	1035	7.53	-1.43%
65 - 74	763	7.04%	204	8.90%	1.9%	991	7.21	0.17%
75+	411	3.79%	126	5.49%	1.7%	721	5.28	1.49%
TOTAL	10,835	100.00%	2,293	100.00%		13,747	100%	

FIGURE 1

## AGE DISTRIBUTION OF THE HOUSEHOLD POPULATION IN CARPINTERIA CITY







TRACT 16.01

TRACT 16.02

TRACT 17.02

Pacific

Ocean

Table 4:  
CENSUS TRACT BOUNDARIES

population, after raising families, don't require a large house and often buy smaller units.

#### **RACIAL COMPOSITION**

In 1980 the racial composition of Carpinteria was comprised of 78% White, 1% Black, 2% Asian Pacific Islander, 1% American Indian and 19% other races. In addition, a separate category Spanish Origin, consisted of 31% of the Carpinteria population. As defined by the Census Bureau a person could be of Spanish Origin and, additionally, associate with a race. A substantial increase of the Spanish origin is forecast due to a number of factors such as high birth rates and immigration.

The 1990 Census racial composition was comprised of 66.1% White, 0.7% Black, 2.1 Asian and Pacific Islander, 0.4 American Indian, 0.1 Other, and 36.6% Hispanic.

The 1990 Census data yielded the following results at the Tract Level of information reporting:

Tract 16.02 had the highest proportion of Spanish Origin population (40% in the 1980 Census; 45.2% in the 1990), followed by 16.01 (29% in 1980; 33.1% in 1990), and 17.02 the lowest (9% in 1980; 23.8% in 1990). The proportions for whites were similar, with 17.02 the highest (92% in 1980; 84.4% in 1990), followed by 16.01 (83% in 1980; 82.3% in 1990), while 16.02 had the lowest proportion of whites (68% in 1980; 78.5% in 1990). These

comparisons are shown in Table 2 and suggest that the overall differences in ethnic distribution between Census tracts have probably remained more or less consistent over the last decade.

Spanish Origin persons have a higher household size than other segments of the population due to higher birth rates and/or extended families living together in the same unit. This would potentially require dwelling units with more rooms in order to avoid overcrowding.

#### **DISABILITY**

The 1980 census indicates approximately 1.5% of the total population or 153 persons 16 to 64 years of age have a disability preventing them from using public transportation in the Carpinteria area. The percentage increases for those 65 or older to 17.4% (279 persons). Similar percentages occur county wide (1.3 and 16.5) respectively. The Census also indicates those persons 16 to 64 years of age who are prevented from working due to a work disability. In 1980 these persons made up 3.36% (239 persons) of Carpinteria's population. Similarly 3.45% exist countywide.

In the 1990 Census, 551 or 4% of the city's population of persons aged 16 to 64 reported having some form of work disability. Of persons aged 65 or more, 634 or 4.7% of the city's population reported having work disability. These 634 persons also represent 37% of Carpinteria's senior population.



These persons often have special housing needs in terms of accessibility, safety, and maintenance. Additionally the disabled person may have a lower income which makes it even more difficult to get the appropriate housing.

#### **FAMILY TYPE**

A family consists of a householder and one or more other persons living in the same household who are related to the householder by birth, marriage or adoption. All persons in a household who are related to the householder are regarded as members of his or her family. According to 1980 Census data in Table 3, of the 2,808 families, 1,428 (50%) have children under 18 years of age. Of the 2,233 married couple families, 1,076 (48%) have children under 18. In 1980 there were 436 female householders and of these 291 (66.7%) had children under 18 years of age.

The 1990 Census indicates that there are 3276 families in Carpinteria. Of these, 2537 were categorized as Married Couple Families. Of these, 1243 have children under 18 (48%). Female householders numbered 798 with 335 having children under 18 (42%).

The 1990 Census does not directly indicate specific figures for married people and single people. 1990 Census data for family type can be found in Appendix B. The following analysis based on the 1989 sample survey is provided here because the categories sampled are different for the 1990 Census and the information is

intended to be supplemental to the Census data.

A majority of the survey respondents were married; two thirds (67%) reported being married, whereas only one-third (33%) said they were single. Furthermore, among those who were married, most (95%) were living with their spouses, suggesting that, overall, the sample was predominantly composed of married couples and families.

The majority of married households (54%) reported having no children under 18 years of age; about 18% had one child, 26% had two children, and only about 9% had three or more. Consequently, the average number of children among married households was fairly low (.9 children). The average number of children in single households seemed relatively high (.3 children). Among all single households, close to one-fifth (18%) reported one or more children living in the home, with about 14% of all the children in the sample living in single parent homes.

Single parent households accounted for only a small portion (6%) of the households in the sample. Single parent homes represented a notable share of the single households and provided homes for a significant number of children. A fairly large proportion of single parent households (43%) were owner occupied, although the majority (57%) were rented. Nearly half (47%) lived in single family houses, close to a third (31%) lived in apartments, with the remainder

TABLE 2

Racial Composition				
Area	1980 Spanish Origin	1980 White	1989 Spanish Origin	1989 White
16.01	29%	83%	15%	82%
16.02	40%	68%	37%	62%
17.02	9%	92%	8%	90%

Source: 1980 census and 1989 Housing Survey

TABLE 3

Family Type by Presence of Children	
Families	2,808
With Own Children Under 18	1,428
Number of Own Children Under 18	2,654
Married Couple Families	2,233
With Own Children Under 18	1,076
Number of Own Children Under 18	2,076
Female Householder, No Husband Present	436
With Own Children Under 18	291
Number of Own Children Under 18	490

Source: 1980 Census  
For expansion of terms see appendix.



(22%) living in duplexes, townhouses, and condominiums.

Of the 2,331 persons in the sample population, about one-quarter (24%) were related children, grandchildren, nieces and nephews--under 18 years of age, with an average of .68 children per household. The majority of these children (65%) lived in single family houses, while 17% lived in duplexes or townhouses, 13% in apartments, and the remaining 5% in condominiums and mobile homes. About 14% of the children lived with an unmarried parent.

#### HOMELESS

A homeless individual is one who lacks a fixed, regular and legal nighttime residence, or an individual whose primary nighttime residence is a supervised shelter, halfway house, temporary accommodations in another individual's home, or a place not designed for regular sleeping accommodations.

A recent analysis of the homeless population in Santa Barbara County provides an indication of what impact this segment of society has on the City of Carpinteria. The 1989 Comprehensive Homeless Assistance Plan (CHAP) estimates that there are 3,000 to 4,000 countywide. Using a proportion based on population it is estimated that approximately 50 (.4% of the total homeless population) homeless persons reside in the City of Carpinteria. Homeless families and individuals have been camping in the State Park

since the early 1980's.

The homeless population in Carpinteria can be assumed to reflect national trends. Sixty percent are ages 18-45 and the remainder (40%) represent the other age groups. The ethnicity of the homeless consists of 66% White 21%, Hispanic, and, 13% other ethnic groups. Major categories consist of substance abusers, mentally ill and families all estimated at 33% of the total homeless population.

At present the Carpinteria Police Department has raised a small fund to help the homeless they encountered to get a night's rest, meal or transportation assistance. The Catholic Church also provided access to shelter on a limited basis to homeless families and individuals.

#### FARMWORKERS

A special housing need which often affects the minority population is that of agricultural workers. It was estimated, using 1980 Census data, that there were 318 persons 16 years of age and over (1% of total) employed in the agricultural industry, living in Carpinteria. In the 1990 census, this number had increased to 631.

The characteristics of agricultural workers in the South Coast area are somewhat different from the traditional migrant worker. Citrus fruit picking and nurseries provide work almost year round so that families are relatively stable. On the other hand they still

earn low wages compared to other occupations and must compete in an inflating housing market.

#### **GROWTH FORECAST**

Components of growth from the Regional Growth Forecast 89 and 1990 Census are as follows. Population increases have been at an annual compound rate of 2.2% from 1980 to 1990. It is estimated to continue at a slower rate of 1.14 annually from 1990 to 1995. An upward shift in the median age distribution is expected to continue according to Forecast 89. **Figure 3** compares 1990 and 1995 age distributions. The most noticeable increase is in the 35-44 year age group. It is expected to grow in size by 2.3%. The household size was maintained at a consistent 2.8 persons per household. As described in the Jobs Housing study (Association of Gov. 1989) jobs are forecast to increase by 560 for the 1990 to 1995 time frame. Workers per household are also forecast to increase from 1.68 in 1990 to 1.75 by 1995. The number of households is anticipated to increase by 340 during this same period. If historical construction rates continue 374 residential units will be constructed for the five year period between 1990 and 1995 or 74 units annually.

#### **B. HOUSING CHARACTERISTICS**

##### **VACANCY RATES**

Depending on the source, vacancy rates vary from less than 2% to over 12%. **Figure 4** shows vacancy rates from the

recent and past Census's. The 1970 rate was almost 12% and has since dropped to about 8% in 1990. In addition **Figure 4** shows the Federal Home Loan Bank (FHLB) and State Department of Finance (DOF) are not consistent with one another. Over the 1980 to 1988 period the FHLB vacancy rate was consistently less than 2% while the DOF rate was consistently over 8% and reaching 12% by 1988.

Depending on the use of vacancy rate data the appropriate source can be used. The following is the methodology of each to aid in selection of the most appropriate rate.

The Census Bureau classified all housing units as either occupied or vacant. This item was determined on a complete count basis. An occupied unit has a person living in it as a usual residence when enumerated or only temporarily absent. If all the persons staying in the unit have their usual place of residence elsewhere, the unit is classified as vacant.

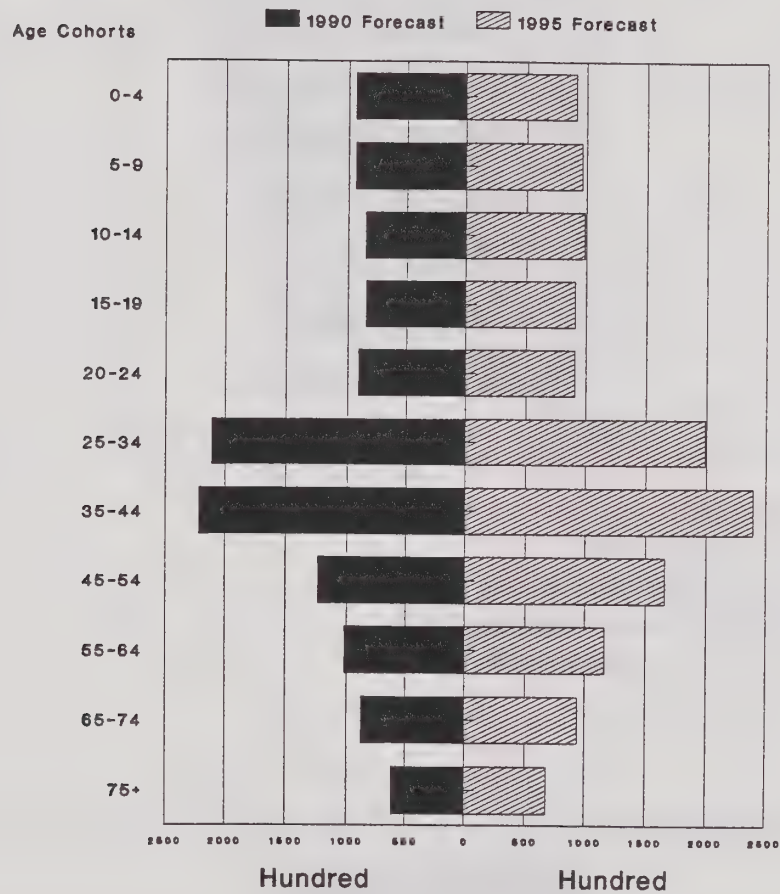
The FHLB vacancy estimates are based on surveys filled out by mail carriers during April each year. The mail carrier must report for the route a) the number of housing units b) units which previously received mail but are not currently doing so c) the number of newly constructed housing units which are not yet receiving mail, and d) the number of housing units under construction.

The DOF estimates vacancy rates using the 1980 Census counts of total housing units and



FIGURE 3

# AGE DISTRIBUTION OF THE HOUSEHOLD POPULATION IN CARPINTERIA CITY



## Housing Stock Composition

Type of Dwelling Unit	1975		1980		1990	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Single Family	1,815	47.3	1,873	42.9	2,551	47.0
2-4 Units	459	12.0	488	11.2	532	9.8
5 or more Units	936	24.4	1,367	31.3	1,551	28.6
Trailers	588	15.3	582	13.3	796	14.7
Other	39	1.0	55	1.3		
Total	3,837	100.0	4,365	100.0	5,430	100.0
	(1)		(2)		(3)	

Column Number/Notes:

1. Source: 1975 Special Census
  2. Source: City of Carpinteria Planning Department
  3. Source: 1990 Department of Finance Estimates
- No "Other" category in 1990

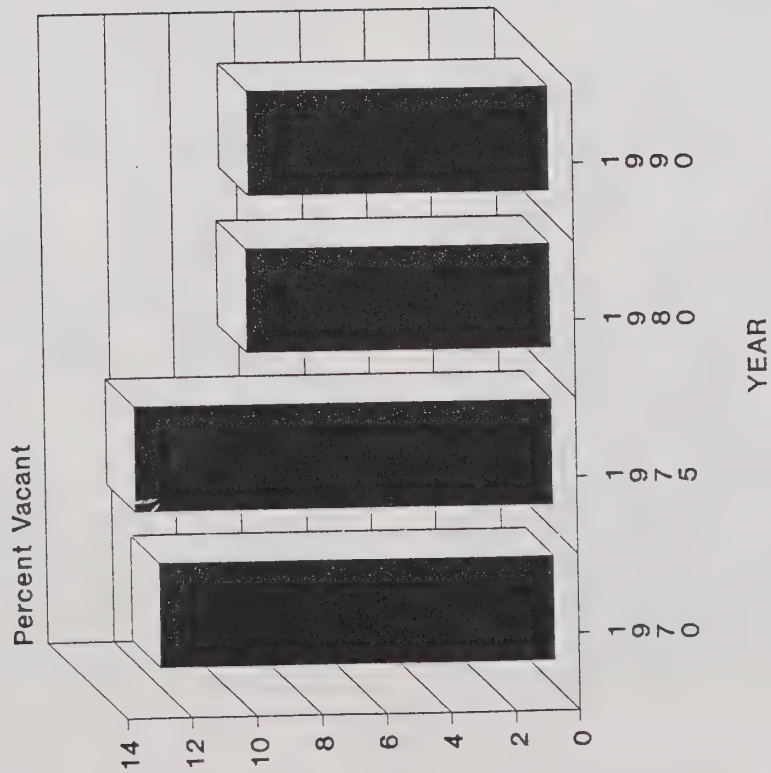
TABLE 5

## DISTRIBUTION OF STRUCTURE TYPE BY AGE CATEGORY

AGE->	Count	Col Pct	0-4	5-9	10-14	15-19	20-24	25-34	35-44	45-54	55-64	65-74	75+	Row Total
TYPE	Count													
Mobile Home	Pct.		6 3.7%	4 2.6%	1 0.6%	3 2.0%	10 7.7%	28 7.5%	21 4.9%	21 10.0%	45 23.0%	68 33.3%	64 50.8%	271 11.8%
Single-Family Hse.			94 57.3%	96 63.2%	110 70.5%	100 65.8%	50 38.5%	152 40.9%	258 60.3%	127 60.8%	107 54.6%	93 45.6%	46 36.5%	1233 53.9%
Duplex/Townhouse			32 19.5%	29 19.1%	19 12.2%	24 15.8%	21 16.2%	90 24.2%	88 20.6%	32 15.3%	24 12.2%	23 11.3%	11 8.7%	393 17.2%
Apartment			25 15.2%	20 13.2%	23 14.7%	23 15.1%	45 34.6%	84 22.6%	41 9.6%	19 9.1%	17 8.7%	11 5.4%	2 1.6%	310 13.5%
Condominium			7 4.3%	3 2.0%	3 1.9%	2 1.3%	4 3.1%	17 4.6%	19 4.4%	10 4.8%	3 1.5%	9 4.4%	3 2.4%	80 3.5%
Column Total			164 7.2%	152 6.6%	156 6.8%	152 6.6%	130 5.7%	372 16.3%	428 18.7%	209 9.1%	196 8.6%	204 8.9%	126 5.5%	2289 100.0%



# VACANCY RATE CARPINTERIA CITY



# VACANCY RATE CARPINTERIA AREA

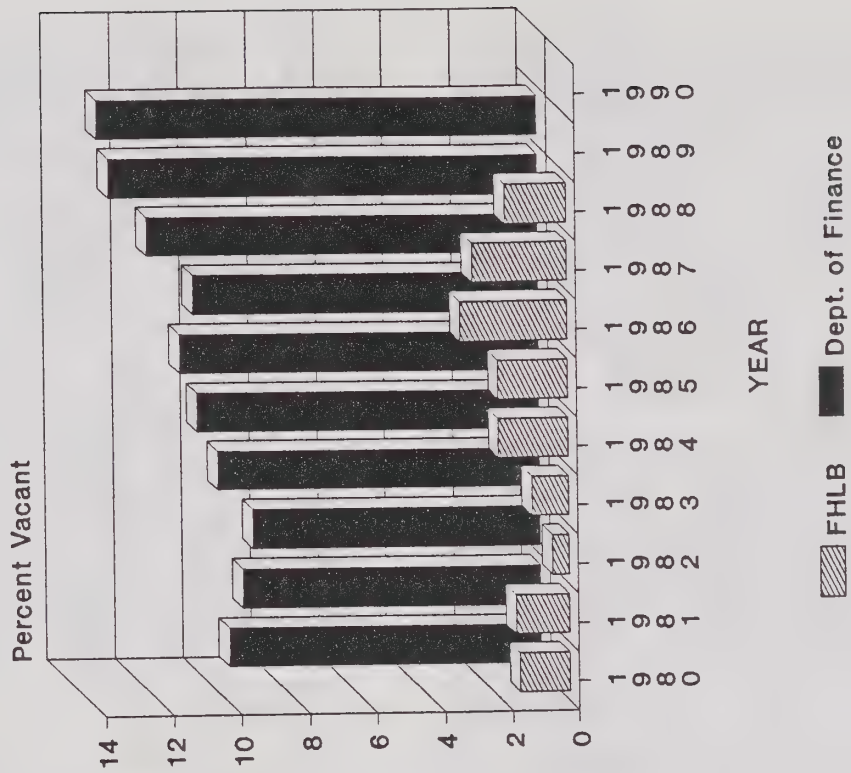


FIGURE 4

occupied housing units as a baseline. The total number of housing units is updated by adding and subtracting units from the 1980 baseline, using local data on construction permits and demolitions. The number of occupied dwelling units is updated using the number of new residential electrical customers to the 1980 baseline counts.

The high vacancy rates by the Census and DOF are a result of interpreting the vacation and second homes as vacant units. This occurs when these units are not being used while the enumeration is occurring. These units are not available to be rented or bought and so should not be considered vacant. In reality the housing market in Carpinteria is tight with low vacancy rates more like the FHLB data would suggest.

#### **HOUSING STOCK COMPOSITION CONSTRUCTION TRENDS**

The housing stock mix has not changed significantly since 1975 according to city estimates shown in Table 4. Single family units remained between 43% and 47% (2,551 units in 1990) of the total. Dwellings with 2 - 4 units comprised between 10 (459 units) and 12% (532 units) of the housing stock during the 1975 to 1990 period. Five or more unit structures fluctuated slightly beginning with 24% in 1975 (936 units) then raising to 31% (1,367 units) in 1980 and finally ending at 28% (1,551) in 1990. Mobile homes maintained an average of 13% of the total stock during this period (588-796 units). The

Total number of housing units has increased steadily from 3,837 in 1975 to 5,430 in 1990. An increase of 1,593 units in the fifteen year period.

There is a relationship between structure type and age distribution (see Table 5) The 1989 survey shows that mobile homes are predominantly occupied by older citizens. Nearly a quarter of the 55-64 age group (23%), one third of the 65-74 year olds (33%) and more than one half of those 75 and over (51%) lived in mobile homes. By comparison, only 7% of adults 20-55 and 2% of those under 20 were mobile home dwellers.

The highest proportions of children, adolescents, and middle aged adults resided in single family homes. About 64% of those under 20 lived in single family homes, as did 60% of adults aged 35-54 and 55% of adults aged 55-64. The proportions were much smaller for younger adults and the elderly: less than half of adults 20-34 (40%) and of adults 65 and over (42%) were residents of single-family homes.

Multi-family units (duplexes, townhouses, apartments, and condominiums) were the most frequent homes for young adults, with over half (52%) of those 20-34 living in such residences.

The ethnic distribution also varied significantly among residential structure types as shown in Table 6. Among white households, close to half (45%) lived in single family houses



and nearly one quarter (24%) lived in mobile homes, while less than one-tenth (9%) were in apartments. While a comparable proportion (46%) of Hispanic households were also in single family houses, nearly a third (32%) lived in apartments and only 5% lived in mobile homes.

#### **CONDOMINIUM CONVERSIONS**

Condominium ownership in the survey sample comprised only 3.5% or 80 units out of 2289. Of these units the 25-44 age group most likely to reside in one. The survey data shows that of the 33 persons residing in condominiums only 2 were hispanic while the remainder were white.

#### **HOUSING CONDITION**

The housing stock in Carpinteria is relatively new. Only 24% (1,304 units) were constructed before 1959. A large portion (approximately 42%) was constructed between 1960 and 1974. The remainder, 1,800 units, or 33% were built after 1974 (see **Table 7**).

The condition of the housing stock has dramatically improved since its last assessment in 1978. As shown in **Table 8**, 12.8% (462 units) of the total housing stock was in poor condition while 7.8% (283 units) were beyond reasonable economic repair. In a recent survey, using the same rating scale and methodology, both the poor and beyond economic repair classifications were less than a half of a percent (20 units). The majority or 98% of the housing is in good condition.

A housing condition windshield

survey ranked each housing unit based on the criteria used in the previous 1978 assessment. The units in good condition were classified as near new and older units which have been exceptionally well maintained. Housing in fair condition has minor deficiencies such as roofs needing repair work, and where painting or weather protection is necessary. Poor housing has major problems such as bad foundations, sagging roofs and other structural failures. The structures beyond repair have deteriorated past the point of having enough inherent value to make it economically feasible for upgrading.

An additional indicator of improvement of housing condition is the total amount of home improvement loans. As **Table 9** shows this type of expenditure has been on the rise. Since 1983 it has more than doubled from \$244,000 to \$546,000 citywide.

#### **HOUSING COSTS**

Carpinteria has kept pace with rising housing costs countywide. Average housing costs have risen consistently from \$166,000 in 1981 to \$374,000 in 1988 for the Carpinteria Summerland area according to the Multiple Listing service. Data from the tax assessors office show a similar trend. In 1984 the median cost for a single family detached house was \$140,000. In 1985 the cost rose to \$150,000, 1986 was \$181,500, 1987 was \$202,000 and 1988 was \$249,000. In Carpinteria, average home purchase loans as estimated by

TABLE 6

## DISTRIBUTION OF STRUCTURE TYPE BY RACIAL-ETHNIC GROUP

RACE-> TYPE	Count Col Pct	White	Hispanic	Other	Row Total
		1	2	3	
Mobile Home	1	160 24.1	6 5.1	1 6.3	167 20.9
House	2	300 45.1	54 45.8	9 56.3	363 45.4
Townhouse	3	116 17.4	18 15.3	2 12.5	136 17.0
Apartment	4	58 8.7	38 32.2	3 18.8	99 12.4
Condo	5	30 4.5	2 1.7	1 6.3	33 4.1
Motel	6	1 .2			1 .1
Column Total		665 83.2	118 14.8	16 2.1	799 100.0

Number of Missing Observations = 54

TABLE 7

*Year Structure Built*

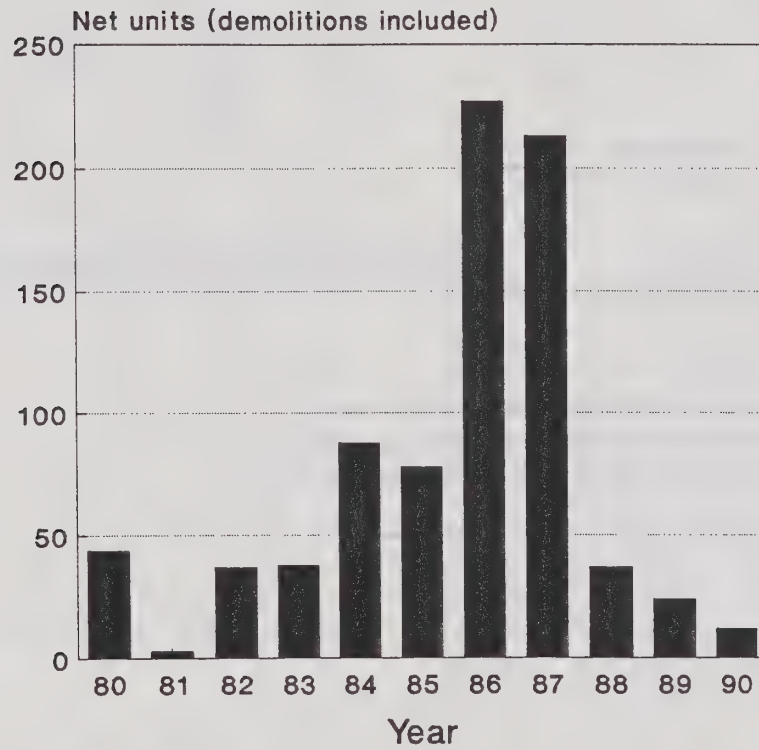
Period	Units
1980 - 1990	1,030
1979 - 1980	214
1975 - 1978	558
1970 - 1974	1,188
1960 - 1969	1,136
1950 - 1959	534
1940 - 1949	348
1939 or earlier	422
Total	5,430

Source: 1980 Census and  
for 1980 - 1990 Units DOF  
1990 units were subtracted  
from 1980 total units.



FIGURE 5

## Housing Unit Increase 1980-1990



87-90 Certificates of Occupancy  
80-87 Building Permits

TABLE 8

## Condition of Housing Stock

## Number of Units

	1978	Percent	1990	Percent
A - Good	1,236	34.1	4,547	98.1
B - Fair	1,641	45.3	67	1.4
C - Poor	462	12.8	17	0.4
D - Beyond reasonable economic Repair	283	7.8	3	0.1
Total Housing Units (excludes Mobile Homes)	3,622	100.0	4,634	100

Source:

1978 data from 1980 Coastal Plan, 1990 data from

August 1990 Association of Governments survey.

Excludes Mobile Homes, 582 in 1978 and 796 in 1990.

TABLE 9

## Total Home Improvement Loan Expenditures

Year	16:01	16:02	17:02	Total
1983	130,000	114,000	0	244,000
1984	95,000	126,000	0	221,000
1985	364,000	75,000	16,000	455,000
1986	182,000	151,000	35,000	368,000
1987	251,000	55,000	33,000	339,000
1988	315,000	206,000	25,000	546,000
Total	1,337,000	727,000	109,000	2,173,000

Source: Federal Home Loan Bank Mortgage Disclosure Act



Federal Home Loan Bank mortgage data, increased from \$89,000 in 1983 to \$156,00 by 1988 for the area, (see **Table 10**). The home loans also rose in the remaining tracts by at least 70% in the five year period. The rental market in Carpinteria constitutes a range of types and costs. In 1975 the median rent was approximately \$200 per month. By 1977 the cost had increased to almost \$300 per month, and by 1980 the cost for a comparable rental had doubled. One bedroom apartments rented from \$225 to \$425 per month. Two bedroom apartments rented from \$350 to \$550 and three bedroom apartments and houses went from \$400 to \$700 per month. A recent newspaper survey indicates the rents for a three bedroom house or apartment is now approximately \$1,000 dollars per month. **Table 11** shows variations in rents by unit type.

Relative to Carpinteria the costs of renting in the South Coast is similar. According to a recent survey by the County Dept. of Resource Management median rents for a two bedroom house are between \$1,000 and \$1,100 per month and apartments and condominiums are renting for approximately \$800 per month.

As the 1980 census shows in **Table 12** there is a correlation between income levels and the percent of household income going to rent. The most noticeable groups are those with less than \$9,000 in income and paying over 50% of it to rent. This group comprises 23% (396 persons) of

the total renter market. No household with an income above \$30,000 dollars paid more than 30% of income to rent.

The cost of home ownership was less of a relative burden than renting as shown by **Table 13** also from the 1980 census. The majority of home owners (75% or 921 households) payed less than 30% of their income to mortgages. In fact (28%) of home owners paid less than 10% of their income for housing. This is due to the fact that owner occupied units are purchased when the user has enough disposable income to afford the purchase. Renting, on the other hand, is the only alternative for those who cannot afford to buy. These statistics may not hold as true for the present time. With housing costs being so much higher today than in 1980 owners would be paying more of their income to mortgage as shown in **Figure 5**.

Housing unit values and monthly owner costs from the 1980 census are shown in **Table 14**. The majority 55% (675 units) of the mortgaged housing units have a value of \$100,000 to \$150,000 dollars. Eighteen percent (222 persons) of the owners pay housing costs between \$200-\$299 and 22% (272 persons) pay between \$500-\$749 dollars per month.

#### HOUSEHOLD INCOME

The 1990 Census identifies the average income per household as \$41,744 and the average income per person as \$15,615.

The 1989 survey provides data

TABLE 10

*Average Home Purchase Loans  
In Census Tracts*

Year	16:01	16:02	17:02
1983	89,677	84,781	70,923
1984	89,491	81,568	68,800
1985	100,448	91,833	78,977
1986	110,451	105,017	101,122
1987	129,653	132,597	119,700
1988	156,519	154,898	120,307

Source: Federal Home Loan Bank Home Mortgage Disclosure Act Data

TABLE 11

*Rental Costs in 1990*

Type of Unit	Rental Range
Studio	550-600
1 bd. Apt.	650-700
2 bd. Apt.	750-1100
3 bd. Apt.	1000-1200
3 bd. House	1000
4 bd. House	1400-1500

Source: Newspaper Survey August 1990  
and consultation with property management firm.



TABLE 12

*Gross Rent as a Percentage of Household Income*

Income	0-9%	10-14%	15-19%	20-24%	25-29%	30-34%	35-39%	40-49%	>50%
Less 5000	0	0	0	9	15	15	7	16	187
5000 - 9000	0	0	23	15	27	14	35	57	209
10000 - 14999	0	6	15	27	100	64	56	66	20
15000 - 19999	0	31	39	53	61	25	30	25	0
20000- 29999	29	71	115	89	23	32	0	0	0
30000 - 39999	15	35	56	34	21	0	0	0	0
40000 - 49999	0	7	26	0	0	0	0	0	0
50000 - 74999	0	8	0	0	0	0	0	0	0
75000 +	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>44</b>	<b>158</b>	<b>274</b>	<b>227</b>	<b>247</b>	<b>150</b>	<b>128</b>	<b>164</b>	<b>416</b>

Source: 1980 Census

TABLE 13

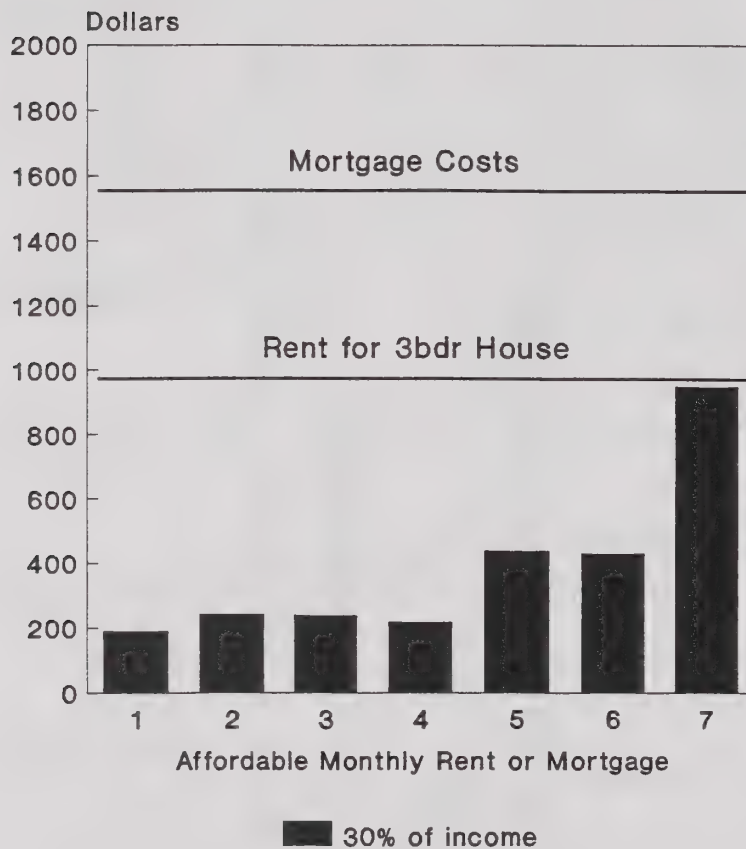
*Monthly Owner Costs as a Percentage of Household Income.*

	0-9%	10-14%	15-19%	20-24%	25-29%	30-34%	35-39%	40-49%	>50%
Less 5000	0	7	0	0	8	7	0	0	19
5000 - 9999	13	6	8	0	9	7	0	5	24
10000 - 14999	52	10	15	0	0	14	13	20	27
15000 - 19999	66	13	32	17	20	6	0	22	12
20000- 29999	70	82	34	40	28	35	27	15	0
30000 - 39999	61	41	90	47	12	8	0	28	0
40000 - 49000	35	19	11	0	7	0	7	0	0
50000 - 74999	25	6	7	0	0	0	0	0	0
75000 +	24	0	6	0	0	0	0	0	0
<b>Total</b>	<b>346</b>	<b>184</b>	<b>203</b>	<b>104</b>	<b>84</b>	<b>77</b>	<b>47</b>	<b>90</b>	<b>82</b>

Source: 1980 Census

FIGURE 6

# CITY OF CARPINTERIA HOUSING AFFORDABILITY GAP



1. AFDC \$633/mo.
2. Disabled SSI \$813/mo (one worker 64 years old 30K income)
3. Elderly SS \$797/mo (one worker 65 years old 30K income)
4. Minimum Wage \$731/mo
5. 2 Minimum Wage \$1,436/mo
6. Statewide Poverty \$1,436/mo
7. Carp. median household income from 1989 survey: \$3,166



TABLE 14

Housing Unit Value and Monthly Owner Costs														
Owner costs	0- 10000	10000- 14999	15000- 19999	20000- 24999	25000- 29999	30000- 34999	35000- 39999	40000- 49999	50000- 79999	80000- 99999	100000- 149999	150000- 199999	>200000	Total
0 – 99			15	14					60	29	34	5		157
100 – 199				8					27	50	69	16	4	174
200 – 299						7	6	7	9	48	135	10		222
300 – 399									14	24	83	4		125
400 – 499									7		129	12		148
500 – 749									22	45	134	66	5	272
> 750											91	22	13	126
Total	0	0	15	22	0	7	6	7	139	196	675	135	22	1224

Source: 1980 Census

useful in the analysis of income. The average income per household was \$38,000 dollars while the average income per person was \$16,000. Several indices were used to assess the distribution of income among different households: U.S. Department of Housing and Urban Development (HUD) guidelines for low income households, a national poverty level index, and 1980 Census categories adjusted to 1988 income levels.

The HUD guidelines for eligibility in local, state and federal housing programs provide a convenient index for assessing household income levels. These guidelines are especially useful since, unlike the Census categories, they adjust household income to the number of people living in the home--dollar limits are given for "very low" "low", and "moderate" income levels in households ranging from one person to eight or more in size. Overall, about two out of five (41%) of all the households who reported their income earned less than the HUD maximum for "low" income. As **Table 15** shows, about 21% qualified as "very low" and another 20% qualified as "low" income. Less than a third (30%) on the other hand, earned more than the "moderate" level of income.

Also useful for assessing income relative to household size was the federal index used by Santa Barbara County to assess poverty level income. As with the HUD guidelines, limits are defined for households from one person to eight or more in size. Since poverty guidelines

are more stringent than the HUD categories, a more accurate picture of the very lowest income households can be obtained. Overall, 153 households were below poverty level, representing about 8% of all valid responses and about one-fifth (19%) of all the low income households.

Because of the sizable proportion of low income households, it seemed important to identify the subgroups most likely to fall within these categories. Of particular concern was the relative distribution of levels of income among different age groups. As shown in **Table 16**, the highest percentages of low income persons were generally observed in the oldest and, to a lesser degree, younger, age groups. Well over half of all retirement age adults qualified for low income status, 58% of those in the 65-74 age group, and nearly two-thirds (66%) of those 75 and over. Among children and adolescents under 20 years of age, about 45% overall lived in low income households, with a majority of the 10-14 year olds 53% falling in this category. Over half of the 20-24 year olds (54%) also qualified for low income status, as did about two-fifths (42%) of those 25-34 years of age. The lowest proportions were found among older working age adults, with only about 30% of those aged 35-64 living in low income households.

Two age groups also showed significantly higher than average numbers in the "very low" income category. Over two-fifths (41%) of those in the



TABLE 15

## HOUSEHOLD INCOME LEVEL USING HUD GUIDELINES

Income Level	# Households	Percent
Very Low	146	21.1%
Low	136	19.7%
Moderate	202	29.2%
Above	207	30.0%
	-----	-----
TOTAL	853	100.0%

Missing Responses = 162 (19.0%)

TABLE 16

DISTRIBUTION OF HUD INCOME LEVEL BY AGE CATEGORY  
(% = Column %)

AGE CATEGORY-->	0-4 YRS	5-9 YRS	10-14 YRS	15-19 YRS	20-24 YRS	25-34 YRS	35-44 YRS	45-54 YRS	55-64 YRS	65-74 YRS	75+ YRS	ROW TOTAL
Very Low	29 20.9%	32 23.6%	38 27.7%	27 20.0%	46 40.7%	74 23.0%	41 11.0%	33 18.7%	22 14.2%	36 23.2%	43 45.3%	411 21.8%
Low	29 20.9%	25 18.4%	35 25.6%	29 21.4%	15 13.3%	61 18.9%	68 18.3%	22 12.5%	27 17.4%	54 34.8%	20 21.1%	385 19.9%
TOTAL LOW INCOME	58 41.8%	57 42.0%	73 53.3%	56 41.4%	61 54.0%	135 41.9%	109 29.3%	55 31.2%	49 31.6%	90 58.0%	63 66.4%	796 43.0%
Moderate	35 25.2%	36 26.5%	32 23.4%	37 27.4%	27 23.9%	91 28.3%	101 27.2%	57 32.4%	61 39.4%	36 23.2%	26 27.4%	539 27.9%
Above	46 33.1%	43 31.6%	32 23.4%	42 31.1%	25 22.1%	96 29.8%	162 43.5%	64 36.4%	45 29.0%	29 18.7%	6 6.3%	590 30.5%
COLUMN TOTAL	139 7.2%	136 7.0%	137 7.1%	135 7.0%	113 5.8%	322 16.6%	372 19.2%	176 9.1%	155 8.0%	155 8.0%	95 4.9%	1935 100.0%

20-24 age category, and an even greater proportion (45%) of persons 75 and older, lived in very low income households.

The distribution of poverty level households is shown in **Table 17**. Among persons below poverty level, the largest proportions were found in younger age groups. For children and adolescents under 20 years of age, one in every ten (10%) were living below the poverty line, while close to one quarter (23%) of the 20-24 year olds also fell into this category. A relatively large proportion of 25-34 year olds (11%) similarly qualified for poverty level status. By comparison, only about 3% of adults aged 35-64, and less than 6% of retirement age adults (65 and over), were below the poverty level.

Single parent households on the whole averaged only slightly less income \$34,455 than non single parent households \$39,278. However, because a majority of the other households had no children and thus tended to be smaller in size, relatively higher proportions of single parent households were found in the low income categories. Overall, nearly two-thirds (66%) of single parent households qualified for "low" or "very low" income status, compared to less than two-fifths (39%) of non-single parent households (see **Table 18**).

A striking difference in income level was found between the two dominant ethnic groups. As **Table 19** shows, very few white households (less than 4%) were

below the poverty line, compared to almost one out of every five Hispanic households (15.8%). **Table 20** shows similar differences in the "very low" income level: 16% of white households, compared to nearly half (49%) of all Hispanic households. Thus over two-thirds (70%) of the Hispanic households fell into the HUD low income categories, about half the relative number of white households (36%) who also qualified for low income status.

There is a close ratio of owner vrs. renter units according to the 1980 Census. Of the total 3,989 units 52% are owner and 47% are renter. The median income for owner occupied is \$20,945 and renter is \$13,078. The majority are 1 (867 units) and 2 (1324 units) person households which make up 55% of all 1980 households. The largest percent of households are in the \$20,000 to 30,000 dollar income range (22%) and the fewest are in the income ranges above 40,000 (6.7%), as shown by **Table 21**).

The 1989 survey indicates similar tendencies for renter verses owner incomes. The average household income among renters \$31,567 compared to \$44,201 for home owners. The average was even lower for mobile home owners who rented spaces with a mean household income of \$22,488.

#### OVERCROWDED HOUSING

Overcrowded housing is defined by the Census Bureau as those residential units with over 1.01 persons per room. Citywide



TABLE 17

## DISTRIBUTION OF POVERTY STATUS AMONG AGE GROUPS

Age	# Persons Total	# Poverty Level	% Poverty Level
0-4 yrs	164	14	10.1%
5-9 yrs	152	10	7.4%
10-14 yrs	156	17	12.4%
15-19 yrs	154	14	10.4%
20-24 yrs	130	26	23.0%
25-34 yrs	372	34	10.6%
35-44 yrs	430	13	3.5%
45-54 yrs	209	6	3.4%
55-64 yrs	196	5	3.2%
65-74 yrs	204	7	4.5%
75+ yrs	126	7	7.4%
	-----	-----	-----
TOTAL	1935	153	7.9%

TABLE 18

INCOME LEVEL FOR SINGLE-PARENT HOUSEHOLDS  
(HUD and Santa Barbara County guidelines)

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
POVERTY	1.00	4	8.2	9.1	9.1
VERY LOW	2.00	7	14.3	15.9	25.0
LOW	3.00	18	36.7	40.9	65.9
MODERATE	4.00	7	14.3	15.9	81.8
HIGHER	5.00	8	16.3	18.2	100.0
	9.00	5	10.2	MISSING	
		-----	-----	-----	
	TOTAL	49	100.0	100.0	
Valid Cases	44	Missing Cases	5		

TABLE 19

## DISTRIBUTION OF POVERTY STATUS AMONG ETHNIC GROUPS

	# Persons Total	# Poverty Level	% Poverty Level
White	537	19	3.5%
Hispanic	103	20	15.8%
Asian	9	0	0.0%
Other	4	0	0.0%
	-----	-----	-----
TOTAL	653	39	6.0%

TABLE 20

## DISTRIBUTION OF HUD INCOME LEVELS BY RACE-ETHNIC GROUPS (% = Column %)

ETHNIC GROUP---->	White	Hispanic	Asian	Other	ROW TOTAL
Very Low	86 16.0%	50 48.5%	1 11.1%	1 25.0%	138 21.2%
Low	107 19.9%	22 21.4%	1 11.1%	1 25.0%	131 20.1%
TOTAL	193	72	2	2	269
LOW INCOME	35.9%	69.9%	22.2%	50.0%	41.3%
Moderate	164 30.5%	19 18.4%	4 44.4%	2 50.0%	189 28.9%
Above	180 33.5%	12 11.7%	3 33.3%	0 0.0%	195 29.9%
COLUMN TOTAL	537 82.2%	103 15.8%	9 1.4%	4 0.6%	653 100.0%

Number of Missing Observations = 200 (23.4% of Total Sample)

TABLE 21

*Total Occupied Units and Persons per Unit*

Income	Total Units	Owner Units	Renter Units	1 Person Units	2 Person Units	3 Person Units	4 Person Units	5 Person Units	> 6 Person Units
Less 5000	421	132	289	229	152	17	16	7	0
5000 – 9999	582	196	386	228	158	124	27	24	21
10000 – 14999	657	285	372	165	224	147	61	36	24
15000 – 19999	626	357	269	122	279	96	69	37	23
20000– 29999	895	530	365	116	277	158	159	137	48
30000 – 39999	540	379	161	0	142	141	149	69	39
40000 – 49000	165	124	41	0	61	30	45	29	0
50000 – 74999	67	59	8	7	24	24	6	0	6
75000 +	36	36	0	0	7	12	17	0	0
Total	3989	2098	1891	867	1324	749	549	339	161

Source: 1980 Census



there were 328 overcrowded units in 1980 or 8%. The majority of these units were located north of the freeway and east of Linden Avenue. The remainder were scattered throughout the city and in the downtown areas. Countywide only 3% of the housing stock was considered overcrowded.

The 1989 survey indicated several variations of density among the sample population. The survey data describes total rooms verses bedrooms only in the Census. Overall the households were more or less split into thirds: 32% had more people than bedrooms, 35% reported exactly one bedroom for each person, and 33% had a surplus of bedrooms. Among the latter group, over half of the survey sample reported two or more bedrooms for each person. At the other end of the scale over one-fifth (21%) of all the households in the sample showed a ratio of 1.5 or greater with 11% having at least two persons per bedroom.

These differences were even greater when comparing owners with renters. Among renter occupied households, 15% showed a surplus of bedrooms, while over half (52%) had fewer bedrooms than persons. Furthermore, nearly a quarter (24%) of the renter occupied households had two or more persons per bedroom. Among owner occupied residences, on the other hand, almost three-fourths (74%) had at least one bedroom for each person, with 39% showing a surplus and only 6% reporting two or more people per bedroom. **Table 22** has a complete summary.

Significant differences in household density were also observed between types of residences. Not surprisingly, apartments tended to be the most crowded, with an average of 1.61 persons per bedroom. Only 10% of the apartments in the sample reported a surplus of bedrooms, while almost two out of five (39%) had two or more persons in each bedroom. The average for single family residences, on the other hand, was only 1.05 persons/bedroom, with 39% showing a surplus and less than 7% having a ratio of two or more persons per bedroom. Duplexes and townhouses fell somewhere in between with 22% showing a surplus and 12% having a ratio of two or greater. As one would expect condominiums and mobile homes had the lowest density with 77% of condominiums and 91% of mobile homes reporting one or more bedrooms for each person. **Table 23** shows this comparison.

The ratio of persons to bedrooms also differed between ethnic groups. While white households averaged one bedroom for each person, Hispanic households tended to be much more crowded. Nearly three quarters (73%) of white households reported one or more bedrooms per person, compared to only a third (33%) of Hispanic households; and while only 7% of white households had two or more persons per bedroom, two out of every five Hispanic households (40%) met or exceeded this ratio, as shown in **Table 24**.

TABLE 22

## INDEX OF PERSONS/BEDROOM AMONG RENTERS VS. OWNERS

RENT->	Count Col Pct	Rent 1	Own 2	Own/Rent 3	Row Total
DENSITY					
0.0-0.5	1.00 9.6	25 9.6	103 19.4	20 43.5	148 17.7
0.6-0.9	2.00 5.0	13 5.0	104 19.6	2 4.3	119 14.2
1.0	3.00 33.5	87 33.5	187 35.3	18 39.1	292 34.9
1.1-1.4	4.00 11.2	29 11.2	71 13.4		100 12.0
1.5-1.9	5.00 16.9	44 16.9	35 6.6	3 6.5	82 9.8
2.0+	6.00 23.8	62 23.8	30 5.7	3 6.5	95 11.4
Column Total		260 31.1	530 63.4	46 5.5	836 100.0

Number of Missing Observations = 29

TABLE 23

## INDEX OF PERSONS/BEDROOM BY TYPE OF STRUCTURE

TYPE->	Count Col Pct	Mobile Home 1	House 2	Townhouse 3	Apartment 4	Condo 5	Motel 6	Row Total
DENSITY								
0.0-0.5	1.00 34.3	58 34.3	61 15.7	17 11.6	6 6.1	6 17.1		148 17.7
0.6-0.9	2.00 2.4	4 2.4	89 22.9	15 10.3	4 4.0	8 22.9		120 14.3
1.0	3.00 53.8	91 53.8	99 25.5	55 37.7	35 35.4	13 37.1		293 35.0
1.1-1.4	4.00		76 19.6	17 11.6	5 5.1	1 2.9		99 11.8
1.5-1.9	5.00 3.6	6 3.6	37 9.5	24 16.4	10 10.1	5 14.3		82 9.8
2.0+	6.00 5.9	10 5.9	26 6.7	18 12.3	39 39.4	2 5.7	1 100.0	96 11.5
Column Total		169 20.2	388 46.3	146 17.4	99 11.8	35 4.2	1 .1	838 100.0

Number of Missing Observations = 15

TABLE 24

## INDEX OF PERSONS/BEDROOM BY RACIAL-ETHNIC GROUP

RACE->	Count Col Pct	White 1	Hispanic 2	Other 3	Row Total
DENSITY					
0.0-0.5	1.00 20.6	135 20.6	3 2.6	3 18.8	141 17.9
0.6-0.9	2.00 15.1	99 15.1	12 10.4	4 25.0	115 14.6
1.0	3.00 37.7	247 37.7	23 20.0	8 50.0	278 35.3
1.1-1.4	4.00 11.4	75 11.4	14 12.2	1 6.3	90 11.4
1.5-1.9	5.00 8.5	56 8.5	17 14.8		73 9.3
2.0+	6.00 6.7	44 6.7	46 40.0		90 11.4
Column Total		656 83.4	115 14.6	2 .3	787 100.0

Number of Missing Observations = 66



### C. REGIONAL HOUSING NEEDS

The Fair Share Allocation Process provides a basis for all localities within any given housing market area to share equitably in responding to the housing needs of the region.

The City of Carpinteria is in the South Coast Housing Market Area. As mandated by the State of California in the 1977 Housing Element Guidelines, the local Council of Government (Santa Barbara County Association of Governments) has recently prepared a draft of the Regional Housing Needs Plan. The plan is currently under review previous to adoption by the Association of Governments Board and the State of California Department of Housing and Community Development (HCD).

The plan determines how much new housing each Market Area is responsible for based on HCD requirements. These units are the result of new construction forecast over the 1990-1997 time period. In addition units are added due to a replacement rate that compensates for units removed by conversion to other uses, and those that are destroyed through fire or other natural causes. Also, in order to maintain a ideal housing market where everyone has adequate choice of housing, more units are added to maintain a 6% renter vacancy and 2% owner vacancy.

This Basic Construction Need is then allocated to one of four income levels; Very Low, Low, Moderate, and Above Moderate. The income level percentages

are based on the 1980 Census distributions. These 1980 distributions are then adjusted so one jurisdiction is not burdened with more than their fair share based on several factors; percent of households in the very low and low income groups for 1980, those who pay over 30% of their income to rent, number of farmworkers, number of assisted households, and number of homeless persons.

The Regional Housing Needs Plan was adopted by SBCAG on March 19, 1992, after review by HCD and was assigned a Fair Share allocation of 642 total units (264 units in the combined Very Low and Low categories), as shown on the "Regional Housing Needs Fair Share Adjustment Factors Summary Table".

The City of Carpinteria has protested the allocation of unit quota as being unrealistic and incompatible with other State Goals related to Air Quality, Traffic Congestion, and other quality of life concerns.

### D. OTHER NEEDS

In addition to the more obvious housing needs as already discussed there are other important needs needing attention. These are the 1. Jobs Housing Balance concept which describes proportionate land uses 2. Energy consumption and conservation potential and 3. Coastal Zone requirements for low income housing.

#### **JOBS HOUSING BALANCE**

A recent "Analysis Of The Jobs Housing Relationship" in the

TABLE 25

# Regional Housing Needs Fair Share Adjustment Factors Summary Table

		1980 Distribution		Adjusted Distribution	
Income Group		1990-1997 Households	(%)	1990-1997 Households	(%)
Carpinteria City	Very Low	148	23	148	23
	Low	116	18	116	18
	Moderate	135	21	134	21
	Above Moderate	244	38	243	38
	Total	642	100	642	100
Santa Barbara City	Very Low	653	27	604	25
	Low	459	19	410	17
	Moderate	484	20	484	20
	Above Moderate	822	34	920	38
	Total	2,418	100	2,418	100
Solvang City	Very Low	87	27	89	28
	Low	51	16	52	16
	Moderate	71	22	70	22
	Above Moderate	112	35	112	35
	Total	323	100	323	100
Buellton City	Very Low	92	20	44	20
	Low	74	16	35	16
	Moderate	88	19	43	20
	Above Moderate	207	45	101	45
	Total	223	100	223	100
Lompoc City	Very Low	503	29	475	27
	Low	278	16	249	14
	Moderate	347	20	347	20
	Above Moderate	608	35	665	38
	Total	1,736	100	1,736	100
Santa Maria City	Very Low	1,067	26	1,025	25
	Low	779	19	738	18
	Moderate	902	22	902	22
	Above Moderate	1,354	33	1,435	35
	Total	4,101	100	4,101	100
Guadalupe City	Very Low	122	22	83	15
	Low	156	28	117	21
	Moderate	156	28	156	28
	Above Moderate	122	22	200	36
	Total	556	100	556	100
Unincorporated Total	Very Low	1,525	17	1,704	19
	Low	1,166	13	1,525	17
	Moderate	1,525	17	1,614	18
	Above Moderate	4,664	52	4,126	46
	Total	8,969	100	8,969	100
Total County	Very Low	4,297	23	4,172	22
	Low	3,149	17	3,240	17
	Moderate	3,676	19	3,750	20
	Above Moderate	7,847	41	7,806	41
	Total	18,969	100	18,969	100

Due to independent rounding some totals may not equal 100%.

South Coast by the Association of Governments has evaluated the City of Carpinteria in these terms. The basic elements of the jobs\housing relationship involve establishing a balance between persons employed by place of work and available housing within the same area to meet housing needs.

Three growth scenario's (20 year trend, low, high) are used to predict what this balance will consist of over the 1985-2005 time period. In all cases as shown by **Figure 6** Carpinteria maintains a balance between the resident workers and jobs available in the area. The scenario which results in the greatest surplus of workers is Scenario 1 which is an extension of 1970-1985 development trends into the future. If new job growth is maximized (high scenario) by building out the retail, commercial, and industrial land uses the gap between workers and jobs becomes closer but the desirable excess of resident workers over jobs is maintained.

#### **ENERGY CONSUMPTION**

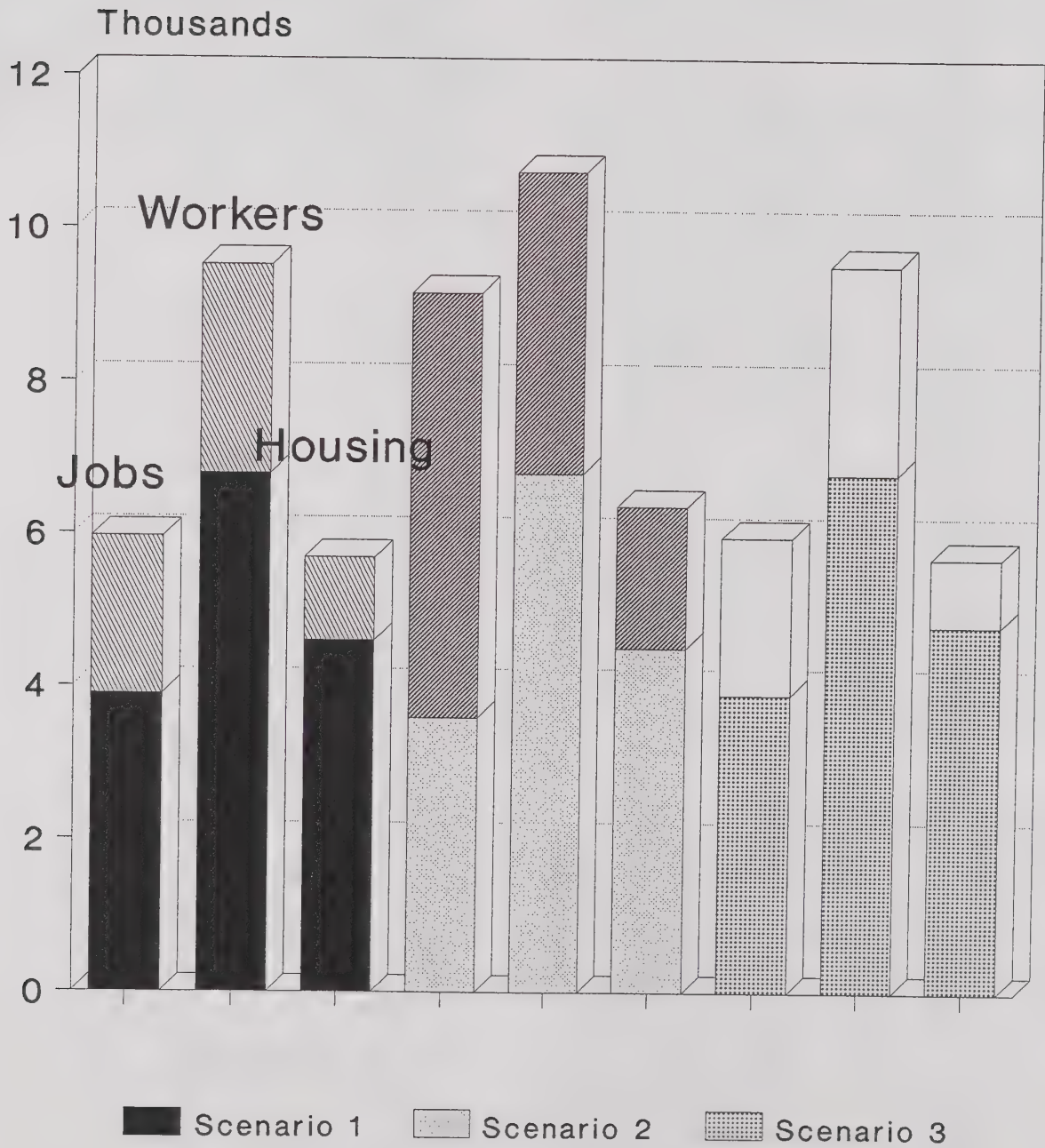
Two major utilities provide energy to the residences of Carpinteria. Southern California Edison supplied the electrical power to approximately 4,205 residential meters in 1989 (4,417 meters in 1990). This amounted to 14,500,483 Kilowatthours in 1989. Southern California Gas supplies Carpinteria with 218,227 thousand square feet (mcf) annually.

Both utilities provide variety of conservation programs and public information. Southern California Gas has an active rebate program which gives cash back to those persons who purchase energy efficient appliances and materials. This includes water heaters, whether stripping, furnaces, and ductwork. In addition there is an incentive for building contractors to install energy efficient appliances in new construction.



FIGURE 7

# CARPINTERIA JOBS, WORKER, HOUSING BALANCE



## Chapter 3

### LAND USE INVENTORY

Section 65583(a)(3) of the Government Code requires that this Housing Element Update contain an "inventory of land suitable for residential development, including vacant sites having potential for redevelopment, an analysis of the relationship of zoning and public facilities and services to these sites."

The purpose of the inventory is to identify sites suitable for residential development and to determine what governmental actions can be taken to provide enough housing to accommodate the jurisdiction's new construction need.

The Regional Housing Needs Plan determined that in order to meet Carpinteria's share of the regional housing need, the City needs to provide the opportunity for, and make a commitment to allow the development of an additional 642 units in the next five years. The development of Carpinteria is guided by the following:

1. The planning policies and programs adopted in the form of Carpinteria's Local Coastal Plan and General Plan.

2. The implementation programs and regulations that are part of Carpinteria's Capital Improvement Program, Zoning, Subdivision, and other planning related municipal code provisions.

3. Environmental review procedures including the availability of land, air, water, traffic capacity, and other public service resources (police, fire, school, sanitation and others).

A land use survey was conducted by staff and found that approximately 130.43 acres of the city's 1520.73 acres can be classified as "Vacant" or "Undeveloped". This area represents 8.3% of the city's land use inventory (see **Table 26: Land Use Inventory**).

Further review of the land use data was conducted and a table showing vacant area by zoning designation was developed. This table identified that existing residential zones account for 18.95 acres or 14.5% of the "Vacant/Undeveloped" land supply or 1.2% of the city's total land supply (see **Table 27: Vacant/Undeveloped Land by Plan Designation and Zoning District**).

Table 26: Land Use Inventory

Land Use Category		Acreage	Percent of Total
Residential		557.26	36.1
Single Family	387.05		
Multi-Family	109.21		
Mobile Homes	61.00		
Commercial		89.74	5.8
Retail	5.00		
Motel/Hotel	9.74		
Restaurant	3.00		
Office	12.00		
Industrial		170.47	11.1
Utilities/Public Facilities		108.00	7.1
Parks		82.89	5.4
Open Space		12.54	0.8
Agriculture		88.39	5.7
Vacant/Undeveloped		130.43	8.5
Transportation Corridors		281.50	18.5
Local Streets	130.26		
State Highways	109.09		
Railroads	42.15		
		<hr/> 1521.22 ac	<hr/> 99.0

Source: City of Carpinteria  
Community Development Department  
August 1992



Table 27: Vacant/Undeveloped Land By Planned  
Designation and Zoning District

Land Use Type	General Plan Designation	Zoning	Acreage	Number of Parcels
Residential	LDR	20-R-1	5.00	2
		8-R-1	5.74	3
		7-R-1	7.01	2
		6-R-1	1.00	5
		4-R-1	0.25	2
	MDR	PRD-13	0.00	0
		PRD-15	0.25	1
		PRD-20	0.00	0
Commercial	PUD C	PUD	83.33	7
		CPD	4.50	2
		CBD	0.00	0
		RES	24.00	5
Industrial	IND	MRP	46.40	7
		M-CD	0.00	0
		M	0.00	0
Agriculture	AG	A-5	8.95	1
		A-10	32.09	5
Parks/	P/OS	CF	0.00	0
Open Space/	P/1	UT		
Public Facilities		REC		
			<hr/> 218.52 ac	<hr/> 42

Source: City of Carpinteria  
Community Development Department  
August 1992

## Chapter 4 CONSTRAINTS

### SUMMARY

This section of the Housing Element includes a description of the constraints upon the maintenance, improvements, or development of housing for all income levels. The constraints are discussed in two contexts:

**Governmental:** Including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.

**Non-governmental:** Including the availability of financing, price and availability of land, and the cost of construction.

### GOVERNMENTAL CONSTRAINTS

Governmental regulation, while an inevitable and necessary activity, can, if not tempered, have a limiting effect on attempts to provide affordable housing. These regulations can involve direct constraints such as land use and development controls or indirect constraints such as fees that result in added costs.

This section will identify the governmental restrictions which Carpinteria as a locality can take steps to remove or minimize in order to facilitate housing development and affordable housing in particular.

### LAND USE CONTROLS

Land use controls take a number of forms that would impact the development of residential units. The General Plan establishes the overall character and development of the community. The City's General Plan identifies a broad range of residential lands use categories throughout the City. The General Plan goals and policies support the opportunity for a broad range of housing types and densities.

Local land use controls also include the Zoning Ordinance which specifies the intensity of residential development. The City's Zoning Ordinance allows a range of zones and dwelling unit densities from one unit per ten acres to 20 units per acre. These zones also provide for manufactured housing and mobile homes. The minimum size of dwelling units is not specified, however, minimum setbacks, lot coverage, and building heights are established for each residential zone district.

Although a range of densities allow for a variety of residential land uses, over time the market cost of land has increased such that "least cost housing" is difficult to achieve under current density limits. Least cost housing is the least expensive, unsubsidized housing the private market can provide. Zoning which limits the density of housing units means that high land costs must be absorbed by fewer housing units

than might otherwise be economically desirable, thus causing the cost of an individual unit to increase.

Higher density would permit the private market to develop housing at a lower cost per unit. However, density increase alone will not ensure that the private market will produce housing affordable to low income persons. The City, through the State density bonus law, allows increased density in return for price/rent controls for some of the units in a development. Granting bonus density units to projects can reduce the per unit costs and allow the development of some of the units as affordable to low or moderate income households.

#### DEVELOPMENT REVIEW PROCESS

The development review process is a means to ensure that new housing meets all necessary health and safety codes, conform to architectural and aesthetic design standards for neighborhood compatibility, is supplied with all necessary utilities and infrastructure and does not have a significant impact on the environment. Yet, the development review process can also constraint opportunities for the development of lower income housing, particularly through the indirect cost of application processing time and fees.

The City's development review process is structured to allow for early identification of resource, zoning, planning, design, and infrastructure

review if the applicant wishes to utilize a pre-application meeting with City staff. Following the submittal of an application, all data and exhibits are distributed to those agencies and departments which will be reviewing the development proposal. Consistent with the State Streamlining Act, the City must determine within 30 days if the data and exhibits are complete and notify the applicant accordingly.

As required by the California Environmental Quality Act (CEQA), an initial study is conducted to identify potential adverse environmental impacts that may be associated with the project and to determine an appropriate environmental document. If the project is categorically exempt from CEQA, the project proceeds directly to the Planning Commission for review. If a Negative Declaration or Environmental Impact Report is required, its preparation is directed by the Environmental Review Committee (ERC). The draft environmental document is posted for public review and comment, as required by state law. If an EIR is prepared, the ERC holds a public hearing to take public comment and, at a later date, certifies the EIR.

Public notice is made, and a public hearing is held by the Planning Commission. If a Negative Declaration was required, the Planning Commission adopts it at this public hearing. If an EIR was required, the Planning Commission adopts the findings and mitigation measures of the



EIR and can make a statement of overriding considerations if it is warranted. For housing projects, affordability can be the basis for a statement of overriding considerations. If the project involves a zone change, the zone change is heard by the Planning Commission. City Council hears the appeals. Most projects are reviewed by the Architectural Review Board (ARB).

The processing time for a residential development project varies depending on its size and complexity. Projects requiring an EIR, amendments to the General and Coastal Plans, development permits, rezoning, or those projects with design problems can take considerably more time than less complex projects.

Under some circumstances, the approval process can take a year or more. Each step can also be delayed by the applicant, who can add additional time to the process. Because of holding costs and inflation, the longer the approval process takes, the higher the cost to develop the project. To the extent possible, the City will facilitate and expedite affordable housing projects. Strategies which further expedite the necessary review process will assist developers in building less expensive housing.

#### **BUILDING CODES AND ENFORCEMENT**

The City has adopted and enforces the Uniform Building Code, the National Electrical Code, the Uniform Mechanical

Code, and the Uniform Plumbing Code which ensure that all housing units are built to specified standards. These codes are substantially determined by the technically qualified professional groups and adopted by most cities and the State of California. Code enforcement is conducted by the City on a prioritized, resource available, complaint basis.

#### **SITE IMPROVEMENTS**

Site improvements typically occur in conjunction with the development of residential parcels. Through the completion of a development application, various municipal departments, special districts, and utility companies review the residential development for conformity with development standards. Fees such as traffic mitigation or school fees are exacted just prior to the issuance of building permits.

#### **FEES AND OTHER EXACTIONS**

The direct cost of development review fees and building permits adds to the cost of housing. Table 28 shows the general fee schedule for various zoning entitlements, building permits, and improvement permits in the City of Carpinteria. It is important to note that the fees charged by the City do recover the full cost of processing the applications. The City does not subsidize the development review process.

## DESIGN REVIEW

At this time, all residential projects are reviewed by the ARB. Projects that are exempt from review by the ARB are single family residences which are not part of a larger residential development. The requirements for design review could be viewed as an impediment to the development of housing; however, the purpose of the ARB is to ensure compatibility with the surrounding neighborhood without placing undue restrictions on allowed uses on the building. The ARB role is to help higher density affordable projects to be accepted by the community by making sure that they are compatible with the neighborhood.

## AVAILABILITY AND CAPACITY OF PUBLIC SERVICES/INFRASTRUCTURE

Resource availability and capacity have been of great concern to the citizens of Carpinteria and have been one of the parameters within which both residential and commercial development potential in the City has been established. Resources such as water availability, traffic capacity, air quality, and vacant land are particularly relevant to the development of housing.

### Water:

Water is a valuable resource, water must be wisely managed and supply may continue to be a constraint.

Potable water is a precious commodity in all of Santa Barbara County. City residents depend on water which is supplied by the Carpinteria County Water District (CCWD). This dependency on local rainfall results in an inconsistent supply of water during times of drought.

The CCWD, after a public vote, has committed to participate in the State Water Project (SWP). At this time, numerous details need to be addressed prior to delivery of SWP water.

Until recently, the drought has resulted in reduced water supplies. The CCWD enacted a water service moratorium and water conservation programs. With the rainfall received during the winter of 1991/92, water supplies are up and the CCWD subsequently suspended the Moratorium and water conservation programs.

### Land:

Most of the residentially zoned vacant land that remains are small parcels which would not allow for large residential development projects. Therefore, the City is investigating the rezoning of some commercially zoned lands which would provide areas for small (1 or 2 lot) developments or for combining a number of lots together to accommodate a large project.

In addition, City staff is conducting a series of public

workshops on the issue of overcrowding to determine what the needs of the community are.

### **Traffic Capacity:**

The City of Carpinteria's traffic impact threshold is Level of Service C (Volume/Capacity Ratio 0.77). This threshold has been adopted as part of the Circulation Element of the General Plan. There are currently no intersections within the city which have a level of service C rating.

### **FEDERAL TAX POLICY**

Until 1986, owners of rental housing received substantial tax benefits from passive activity losses. Passive activity losses for multi-family dwellings occur when rental property operating expenses exceed rental income. Prior to 1986, rental property owners could use these losses to offset active income. However, the 1986 Tax Reform Act eliminated this form of tax shelter for high income earners. This change in the law has significantly reduced the incentive for investment in multiple family housing, affordable or market rate. Although this is a governmental constraints to the development of housing, it is not a local governmental constraint; therefore, the City can only take action to support Federal legislation that would create new incentives for the construction and ownership of rental property.

### **ENERGY CONSERVATION**

The City's goal is to achieve maximum use of conservation measures and alternative, renewable energy sources in new and existing residences. By encouraging and assisting residents to utilize energy more efficiently, the need for costly new energy supplies, and the social and economic hardships associated with any future shortages of conventional energy sources will be minimized.

Although housing developments are located near some of the major employers in the City, because of higher housing costs in other parts of the County, many residents currently commute to work in the Santa Barbara/Goleta area. This adds to commuting times and increases the use of energy resources.

Building costs do not appear to be significantly increased through building codes.

However, state regulations with respect to energy conservation, though perhaps cost effective in the long run, may add to construction costs. Energy conservation is currently regulated by Title 24 of the California State Law and is enforced by the City.

Most Federal subsidy programs require that subsidized units be energy efficient, as high energy costs are a contributing factor to high housing costs.

### **NON-GOVERNMENTAL COSTS**

Non-governmental constraints to



affordable housing consist of three major factors: land costs, construction costs, and financing. The City has a limited ability to influence these factors. Land costs are affected by a number of factors that are primarily regional in scale, including:

1. Attractiveness and desirability of an area for residential use, proximity to employment centers with high-paying jobs, and a high demand relative to the supply of available parcels.

2. Construction costs and financing costs are also determined at the regional, state, and national levels by a variety of private and public actions which are not controlled by the City.

#### **Land Costs:**

Carpinteria is located in a very desirable area of the south coast which always places a high demand on housing, regardless of local controls. The City's proximity to Santa Barbara also results in high land costs for construction of new housing and high purchase prices for existing housing.

#### **Construction Costs:**

Construction costs have increased sharply in the last ten years and that increase has obvious impacts for future residents of new housing. Affordability of newly constructed units becomes more and more difficult to achieve, therefore conversion of existing units to affordable use becomes a more cost

effective way to provide units for the lowest income groups of the community.

For new construction, the amount of subsidy necessary, either in the form of monetary subsidy or higher intensity use of the land, is continually increasing. For individuals in market rate units without some form of public subsidy, housing costs become increasingly more burdensome unless incomes keep pace with the rise in construction costs.

#### **Financing Costs:**

The cost of borrowing money for the planning and construction of a development is a major component of the selling price of a home. Financing is the largest component of housing costs when both construction and long-term financing are considered. The cost of financing development is, in general, controlled by events at the national or state level. Federal credit regulations, recessions, and bank loan policies are just a few of the factors which affect financing costs. Costs which the City has no control to change.

#### **OTHER FACTORS**

Aside from the regulatory barriers that can delay and drive up the cost of new construction or rehabilitation, community attitudes can also effectively prevent the development of affordable housing. In many communities, current residents call upon public officials to employ zoning or subdivision ordinances, building codes, and

permit procedures to prevent development. The "Not in My Back Yard" (NIMBY) syndrome has become a rallying cry of residents who fear that affordable housing will result in lower land values, more traffic, over-crowded schools, or the need for other new infrastructure. The City must support efforts by concerned citizens, business, and other community groups to examine the consequences of the NIMBY syndrome and to translate public awareness into support for regulatory reform and affordable housing.

TABLE 28:  
CITY OF CARPINTERIA  
COMMUNITY DEVELOPMENT DEPARTMENT  
FEE SCHEDULE

<u>GENERAL</u>	<u>FEE</u>	<u>DEPOSIT</u>	<u>TOTAL</u>
1. In City Business - Application	\$ 93.50		93.50
In City Business - Tax (1-5 Employees, \$25; 6-10, \$50; 11-20, \$75; 21-Up, \$100)			
2. Out of Town Business or Home Occupation - Application	49.50		49.50
Out of Town Business or Vehicle Occupation - Tax	25.00		25.00
3. Home Occupation - Tax	12.00		12.00
4. Change of Address - Home Occupation or Vehicle Occupation	18.00		18.00
5. Change of Address - In City Business	66.00		66.00
6. Duplicate License	16.50		16.50
7. Change Use - Same Location	66.00		66.00
8. Live Entertainment/Live Music/Dance Permit	100.00		100.00
9. Special Activity Permit	55.00		55.00
10. Bingo License - Application	99.00		99.00
Bingo License - Tax	90.00		90.00
11. Massage Parlor - Application	99.00		99.00
Massage Parlor - Tax	90.00		90.00
12. Massage Parlor - Change of Address	77.00		77.00
13. Solicitor's/Peddler's Permit - Application	38.50		38.50
Solicitors Permit/Peddlers Permit - Tax	10.00/Day/Solicitor		
14. Tree Removal Application	38.50		38.50
15. Wideload Permit - One Time	15.00		15.00
16. Wideload Permit - Annual	70.00		70.00
17. Photocopies	1st Page - 2.20; Each Additional Page - .10		
18. Appeal With Public Hearing	275.00	275.00	550.00
 <u>BUILDING FEES</u>			
19. Special Inspection	\$ 55.00		55.00
20. Condemnation Inspection	55.00		55.00
21. Demolition Permit - Residential	110.00	330.00	440.00
22. Demolition Permit - Other	60.50	110.00	170.50
23. Building Moving Permit	330.00	1100.00	1430.00
 <u>ENGINEERING FEES</u>			
24. Annual Permit - Utilities	\$ 220.00		220.00
25. Engineering Permit to \$ 1,000 value	220.00	275.00	495.00
26. Engineering Permit to \$ 2,000 value	220.00	385.00	605.00
27. Engineering Permit to \$ 5,000 value	220.00	605.00	825.00
28. Engineering Permit to \$ 7,500 value	220.00	990.00	1210.00
29. Engineering Permit to \$15,000 value	220.00	1430.00	1650.00
30. Engineering Permit to \$25,000 value	220.00	1870.00	2090.00
31. Engineering Permit to \$50,000 value	220.00	2310.00	2530.00
32. Engineering Permit over \$50,000 value	220.00	2970.00	3190.00
33. Street and Curb Permit - Utilities	346.50		346.50
34. Subdivision Inspection	110.00	440.00	550.00
35. Tentative Parcel Map	385.00	550.00	935.00
36. Final Parcel Map	110.00	1650.00	1760.00
37. Tentative Tract Map	528.00	550.00	1078.00
38. Final Tract Map	110.00	1650.00	1760.00
39. Lot Line Adjustment (Parcel Map)	385.00	550.00	935.00
40. Condo Conversion	528.00	1650.00	2178.00
41. Encroachment Permit	275.00		275.00
42. Encroachment Permit - Dumpster	75.00		75.00
43. Right-of-Way Vacation	440.00	550.00	990.00



TABLE 28:

CITY OF CARPINTERIA  
COMMUNITY DEVELOPMENT DEPARTMENT  
FEE SCHEDULE

PLANNING DIVISION FEES

	<u>FEE</u>	<u>DEPOSIT</u>	<u>TOTAL</u>
44. Document/File Research	\$ 11.00/Hour		
45. Conceptual/Miscellaneous Review	137.50		137.50
46. Consent - Planning Commission	55.00		55.00
47. Development Plan - 3 units or less	220.00	165.00	385.00
48. Development Plan - 4 Units or More	440.00	220.00	660.00
49. Development Plan - All Others	440.00	220.00	660.00
50. Development Plan - Modification	220.00	110.00	330.00
51. Conditional Use Permit - Minor	220.00	165.00	385.00
52. Conditional Use Permit - Major	440.00	220.00	660.00
53. Conditional Use Permit - Modification	165.00	55.00	220.00
54. Temporary Use Permit - Admin.	110.00		110.00
55. Temporary Use Permit - Commission	220.00	165.00	385.00
56. Temporary Use Permit - Annual	110.00	110.00	220.00
57. Temporary Use Permit - Modification	55.00	55.00	110.00
58. Variance - Minor Setback	154.00	66.00	220.00
59. Variance - All Others	275.00	165.00	440.00
60. Modification - Minor: Dev. P1/CUP	55.00	55.00	110.00
61. Time Extension - Admin.	93.50		93.50
62. Time Extension - Commission/Council	170.50		170.50
63. Certificate of Compliance	165.00	110.00	275.00

AMENDMENTS

64. General Plan Amendment - Text	\$ 440.00	440.00	880.00
65. General Plan Amendment - Map	440.00	440.00	880.00
66. Zoning Amendment - Text	412.50	220.00	632.50
67. Zoning Amendment - Map	335.50	330.00	665.50
68. Local Coastal Plan Amendment - Text	550.00	440.00	990.00
69. Local Coastal Plan Amendment - Map	550.00	440.00	990.00

ARCHITECTURAL REVIEW FEES

70. Architectural Review Board - Signs	\$ 55.00		55.00
71. Architectural Review Board - Other	110.00		110.00

ENVIRONMENTAL REVIEW FEES

72. Environmental Determination/Exempt	\$ 55.00	110.00	165.00
73. Environmental Assessment	110.00		110.00
74. Negative Declaration - Simple	115.50	110.00	225.50
75. Mitigated Negative Declaration	220.00	cost	220.00
76. Environmental Impact Report	550.00	cost	550.00
77. Fish & Game - Negative Declaration	1,250.00		1,250.00
78. Fish & Game - Environmental Impact Report	850.00		850.00

## **Chapter 5 REVIEW OF EXISTING HOUSING EFFORTS**

### **A. CURRENT PROGRAMS**

This section outlines existing housing programs in Carpinteria.

The County Public Housing Authority operates the Public Housing Assistance Program in Carpinteria. Contracts for approximately 115 units of Section 8 rental housing assistance are now in effect in the City of Carpinteria. Approximately 85 of these units are for one and two person households, predominantly elderly, and the remaining are for larger households. Three to six persons. Over 90% are housed in one and two bedroom units.

Over the last ten years there has been a decline in Section 8 rental housing assisted units in Carpinteria. In 1981 approximately 150 units were assisted. However, due to increasing rents and reduced federal subsidies a decline in assistance has occurred. The demand for this program has not diminished however; the waiting list for this program is lengthy.

The County Housing Authority has extensive technical resources it can bring to the table in helping Carpinteria address its housing problems. Unfortunately its financial resources are restricted due to federal budget limits. Their ability to develop new housing

projects is limited and Carpinteria has no traditional public housing projects in the city. It relies on Section 8 rental assistance. Currently the Housing Authority is developing a Comprehensive Housing Strategy to enable it to improve local services in the context of financial limitations.

### **B. REVIEW OF 1981 HOUSING ELEMENT**

The city has had some limited success in implementing the Goals, Policies, Objectives, and Programs of the 1981 Housing Element. The city has participated in some of the activities of the South Coast Housing Issues Group (SCHIG). This organization has assisted the city in providing housing information in both english and spanish. The city has approved the construction and occupancy of over 1000 units in the ten year period between 1980 and 1990. Some of this housing has been affordable, family oriented, and oriented to seniors although the city has fallen short of the fair share goals adopted in the 1980 element. New ordinances related to 1) Residential Rental Demolition and Replacement, and 2) Residential Second Dwelling Units have been implemented, but with mixed results. In 1982, Carpinteria voters approved construction for 100

public housing units, but none of these units have been constructed. Some mixed use projects have been built. Some development projects have included density bonuses for affordable housing, included affordable units within the projects, and have contributed in-lieu fees for the provision of affordable units in other locations. The city has continued mobile home rent control support.



## Chapter 6

### HOUSING GOALS, POLICIES, PROGRAMS AND OBJECTIVES

#### A. INTRODUCTION

The City of Carpinteria will attempt to resolve its housing problems and make provision for adequate housing opportunities within a framework that is economically feasible for a city of its size. The City's goals, policies, programs and objectives are set forth in this Chapter.

#### B. HOUSING GOALS

The Housing Goals adopted by the California State Legislature will provide the basis for housing goals, policies and programs for the City of Carpinteria.

"The Legislature has found the subject of housing to be of vital statewide importance and has declared the early attainment of a decent home and a satisfying living environment for every Californian to be a priority of the highest order."

In support of this overall State goal of decent housing, three sub-goals have been identified that have both State and local significance:

1. The provision of decent housing in a satisfying environment for all persons of the community regardless of age, race, sex, marital status, ethnic background, source or amount of income or

other arbitrary factors.

2. The provision of a diversity of housing selection by location, type, price, tenure.
3. The development of a balanced residential environment with equal opportunities for access to community facilities and adequate services.

These goals provide the basis for the City's comprehensive housing program. The following policies and programs, presented under the five major housing issue areas, are courses of action proposed to guide the pursuit of these housing goals. For each policy area, the specific programs are addressed, inclusive of the responsible implementing agency, implementation schedules, and potential program funding sources. The funding sources outlined are not exhaustive or exclusive but are intended to indicate the principal funding sources available for the particular type of action. While it would be desirable to immediately implement each of the implementation actions, it is recognized that there are competing demands for the City's economic resources. Therefore, an implementation priority ranking indicated on a scale of one (1) through three

(3) (one being the highest priority) is also included for each program.

#### HOUSING OPPORTUNITY/ACCESSIBILITY

##### **POLICY 1**

The City shall promote equal opportunity in housing and encourage housing opportunities for households with special housing needs.

Program 1.1: Periodically publish flyers/pamphlets summarizing housing related activities and/or programs being offered. All information where possible shall be available in both English and Spanish and shall be distributed throughout appropriate locations in the City.

Responsible Agency: City of Carpinteria, Santa Barbara County Public Housing Authority.

Funding: Local general funds for City.

Schedule: Ongoing.

Priority: 1.

Program 1.2: Distribute bi-lingual notices on fair housing information.

Responsible Agency: City of Carpinteria, Santa Barbara County Public Housing Authority.

Funding: Local general funds, revenue sharing.

Schedule: Next fiscal year.

Priority: 2.

Program 1.3: The City shall make available information material to all potential applicants regarding Affordable Housing Options and/or Bonuses.

Responsible Agency: City of Carpinteria, Santa Barbara County Public Housing Authority.

Funding: Local general funds.

Schedule: Next fiscal year.

Priority: 2.

## PRESERVATION OF EXISTING HOUSING STOCK

### **POLICY 2**

The City shall develop a housing rehabilitation program to protect residential opportunities for low and moderate income residents.

Program 2: Develop a housing rehabilitation loan program through CDBG and/or other funding sources.

Responsible Agency: City of Carpinteria, Community Development.

Funding: CDBG.

Schedule: 1992 State HCD funding cycle.

Priority: 1.

### **POLICY 3**

Strengthen demolition ordinance by prohibiting demolitions unless affordable units are replaced.

Program 3.1: Increase replacement of affordable housing with demolition from 2:1 to 1:1.

Responsible Agency: City of Carpinteria, Community Development Department.

Funding: General funds.

Schedule: 1992 revised ordinance.

Priority: 1.

Program 3.2: Encourage shared equity arrangements whereby an investor(s) shares in the equity of a home with the resident-owner. Such an arrangement would be, for example, when an elderly homeowner who no longer wants to assume all of the responsibilities of ownership, sells a portion or all of the equity in the home while retaining the right of occupancy to that home.

Responsible Agency: City to encourage local realty companies to support and facilitate such arrangements as necessary.

Funding: Not applicable.



Schedule: Ongoing.

Priority: 2.

#### **POLICY 4**

The City shall, through the Condominium/Cooperative Conversion Ordinance, maintain the existing supply of rental housing, and, in the event of permitted conversions, provide for a range of home ownership opportunities.

Program 4: Maintain the Condominium/Cooperative Conversion Ordinance that establishes housing conditions under which conversions may be requested as well as development criteria for permitted rental conversions.

Responsible Agency: City.

Funding: Not applicable.

Schedule: Continuing.

Priority: 1.

#### **POLICY 5**

Obtain improvements in energy use in housing.

Program 5: Continue support of weatherization and energy conservation programs by Community Action Commission, Southern California Gas, etc.

Responsible Agency: CAC and private utilities.

Funding: Not applicable.

Schedule: Ongoing.

Priority: 3.

### AFFORDABILITY OF EXISTING HOUSING STOCK

#### **POLICY 6**

The City shall continue to support rental assistance programs for low income households.

Program 6: Continue Section 8 Rental Assistance Payments Program.

Responsible Agency: County of Santa Barbara, Public Housing Authority.

Funding: Section 8 Rental Assistance Payments Program.

Schedule: Ongoing.

Priority: 1.

#### **POLICY 7**

The City shall ensure that rental costs for mobile home and trailer park spaces are stabilized and that park owners receive a fair return on their investment.

Program 7.1: Continue the Mobile Home Rent Stabilization Program.

Responsible Agency: City of Carpinteria, Mobile Home Rent Stabilization Board, City Council.

Funding: Administration costs funded by City General Fund. Possible rental assistance available through Section 8 Rental Assistance Payments Program, which is also applicable to mobile home/trailer tenants.

Schedule: Ongoing.

Priority: 1.

Program 7.2: Develop program to assist mobile home residents to convert parks to cooperative ownership.

Responsible Agency: City.

Funding: In lieu program.

Schedule: 1992 program adoption.

Priority: 2.

#### CONSTRUCTION/DEVELOPMENT OF NEW HOUSING

#### **POLICY 8**

The City shall seek available public and private assistance to produce new low and moderate income housing.

Program 8.1: Review when appropriate the application of City authority to build up to 50 units of low rent public housing in conjunction with future residential development proposals.

Responsible Agency: City, County Public Housing Authority.

Funding: Not applicable.

Schedule: When appropriate.

Priority: 3.

Program 8.2: Consider adoption of an Inclusionary Housing Ordinance or a similar implementing program.

Responsible Agency: City.

Funding: City/Applicant for development cooperation, as necessary.

Schedule: Application of ordinance/program upon adoption.

Priority: 1

Program 8.3: Cooperate with and encourage non-profit housing development sponsors in providing affordable housing such as non- or limited equity cooperatives.

Responsible Agency: City and non-profit housing development sponsor.

Funding: Not applicable.

Schedule: Ongoing.

Priority: 3.

Program 8.4: Develop mixed use zoning ordinance.

Responsible Agency: City of Carpinteria.

Funding: General funds.

Schedule: 1992.

Priority: 1.

Program 8.5: Expedite processing of applications and plans involving development of predominantly very low and low income housing.

Responsible Agency: City of Carpinteria.

Funding: Not applicable.

Schedule: Ongoing.

Priority: 3.



Program 8.6: Facilitate use of motels as single room occupant housing or conversion for permanent and semi-permanent occupant housing.

Responsible Agency: City, County FHA, non-profits.

Funding: In-lieu funds.

Schedule: As available.

Priority: 1.

#### INTERGOVERNMENTAL/REGIONAL COORDINATION

##### **POLICY 9**

The City shall continue to recognize those housing problems which are regional in nature and make a commitment to solve them in a regional manner.

Program 9.1: Continue staff participation on South Coast Housing Issues Group.

Responsible Agency: Cities of Carpinteria and Santa Barbara, County of Santa Barbara, Public Housing Authorities, non-profit housing groups.

Funding: Not applicable.

Schedule: Ongoing.

Priority: 1.

### C. AREA HOUSING OPPORTUNITIES

Various sites within the city and adjacent to the city may be useful for affordable housing developments. The areas noted reference the map designated as Figure 8.

Actual development may be higher or lower based on development constraints, policy issues and other factors present when application for a proposal is made. Development estimates are made for the areas based on existing Local Coastal Plan, General Plan, and Zoning information. They are intended to be conservative and subject to change. Area #1, 2, 7, and 12 are currently outside of Carpinteria's city limits. These areas will not only need to be properly planned and zoned, but will involve annexation and sphere of influence amendment proposals.

Area #1 - Area North of City Limits and West of Santa Monica Creek  
This area is estimated at approximately 421.09 acres. If annexed area may be appropriate for Rural Residential and/or Low Density Residential development (700 to 2000 estimated units). **Annexation proposals in this area within a 5 year period are expected to include less than 25% of the area and less than 400 units.**

Affordable Housing Opportunity: Low to None.

Area #2 - Area North of City Limits, between Santa Monica and Franklin Creeks

This area is estimated at approximately 86.83 acres. If annexed, area may be appropriate for Low Density Residential development (300 to 400 estimated units). **As this area is substantially covered by greenhouses and is a smaller area than area #1, it may be possible to reasonably consider annexation of this entire area within a 5 year period.**

Affordable Housing Opportunity: Low to None.

Area #3 - Parcel adjacent to Franklin Creek and El Carro Lane

This site is 5.78 acres in size. This property is planned and zoned for Low Density Residential development (current zoning is 7-R-1). Low Growth Scenario: 20 units. High Growth Scenario: 40 units.

Affordable Housing Opportunity: Medium opportunity rating.  
Potential for inclusionary ordinance applications and/or in lieu fee requirements.

Area #4 - Parcel North of Linden Avenue Interchange

The site is approximately 6 acres in size. This site is proposed for a Congregate Care Facility and approved with a Conditional Use Permit for 140 units. The General Plan is Medium Density Residential (4.7 to 20 dwelling unit per acre) and the Zoning is 7-R-1 (7,000 s.f. minimum lot size required).

Affordable Housing Opportunity: High opportunity rating.  
The already approved project may be able to qualify for some supplemental special grant programs.

Area #5- Parcel North of U.S. 101 & East of Casitas Pass Road

The site is approximately 9 acres in size. The current General Plan for this site is Medium Density Residential and the Zoning is A-5 (Agriculture). The High Growth Scenario assumes 50 units of this site. The Low Growth Scenario assumes that a hook ramp (requiring land acquisition) will be constructed by Caltrans as part of the interchange improvements of Casitas Pass Road. Under this proposal, it is assumed this area will provide for only 1-2 acres of commercial development.

Affordable Housing Opportunity: Low to None.

Area #6 - Area East of Rancho Granada Mobile Home Park, South of Carpinteria Creek

This site is approximately 32 acres in size. This site is planned for Medium Density Residential development and Zoned A-10 (Agricultural). This is the site of a proposed development of 320 units. The Low Growth Scenario assumes a development of half this size (160 units).

Affordable Housing Opportunity: Medium opportunity rating.  
Potential for inclusionary ordinance applications and/or in lieu fee requirements.

Area #7 - Area North of City Limits - East Carpinteria

This area is estimated at approximately 100 acres. The Low Growth Scenario Projects 125 SFDU's. The High Growth Scenario projects 175 SFDU's.

Affordable Housing Opportunity: Low to No opportunity rating. Potential for inclusionary ordinance applications and/or in lieu fee requirements.

Area #8 - Via Real/Arneson and Soveriegn Life Properties

Area is planned Industrial and zoned Manufacturing/Research Park (M-RP) - however, some residential development and open space uses may be better transition uses between industrial or other types of uses. The site is approximately 35 acres in size.

Affordable Housing Opportunity: Low to None.

Area #9 - Bluffs

To be determined in Bluffs Local Coastal Plan amendment process. (Generally, bounded by U.S. 101 on the north, Carpinteria Creek on east, the Pacific Ocean on the South, and the Marsh, and Franklin Creek on the West).



Area #10 - Central Carpinteria

The area south of U.S. 101 will see the greatest amount of intensification (i.e., private redevelopment of building sites at greater densities). The Low Growth Scenario Assumes a net increase of 174 dwelling units as a result of intensification. The High Growth Scenario Projects a net addition of 641 units. The area is substantially developed and consists of approximately 500 acres.

- Affordable Housing Opportunity: High opportunity rating. Potential for inclusionary ordinance applications and/or in lieu fee requirements. Other affordable housing projects could be sited in this area in conjunction with application of various housing grant programs. This area provides the best area for providing housing opportunities in terms of need to upgrade the older structures, infill locations, underdeveloped locations, proximity to best transportation facilities.

Area #11 - Dahlia Court/Santa Ynez Avenue

The existing site has 55 units with approximately 2 acres of vacant adjacent. Adjacent land may be developed for Medium Density Residential use with a possible increase of 20 units per acre in the area.

Affordable Housing Opportunity: High opportunity rating. An affordable housing project could be sited in this area in conjunction with application of various housing grant programs.

Area #12 - Area North of City Limits - Southwest corner of Foothill Road and Casitas Pass Road

The site is approximately 11 acres. If annexed, the area may be appropriate for Low Density Residential development, with a possible increase of 30 to 40 units.

Affordable Housing Opportunity: Low to None.

Area #13 - Casitas Pass Road

The existing site is zoned 8-R-1 (8,000 minimum lot size). New residential development could result in a possible increase of 20 to 30 units.

Affordable Housing Opportunity: Low to None.

Area #14 - Carpinteria Avenue/Page Property

The site is approximately 2 acres. The current commercial zoning could be considered for a High Density Residential zone change.

Affordable Housing Opportunity: Medium opportunity rating.  
An affordable housing project could be sited in this area in conjunction with application of various housing grant programs.

Area #15 - Northeast Intersection of Carpinteria Avenue and Franklin Creek

The area is approximately 2 acres. The current commercial zoning could be considered for a High Density Residential zone change.

— Affordable Housing Opportunity: High opportunity rating.  
An affordable housing project could be sited in this area in conjunction with application of various housing grant programs.

Area #16 - West Carpinteria Avenue

The area is approximately 5 acres. The current commercial zoning could be considered for a text change to allow increase residential use without requiring commercial uses to be included.

Affordable Housing Opportunity: Low to None.

**D. QUANTIFIED HOUSING OBJECTIVES**

This section quantifies Carpinteria's housing objectives for the five year period 1992-1997 for all the previously mentioned policies.

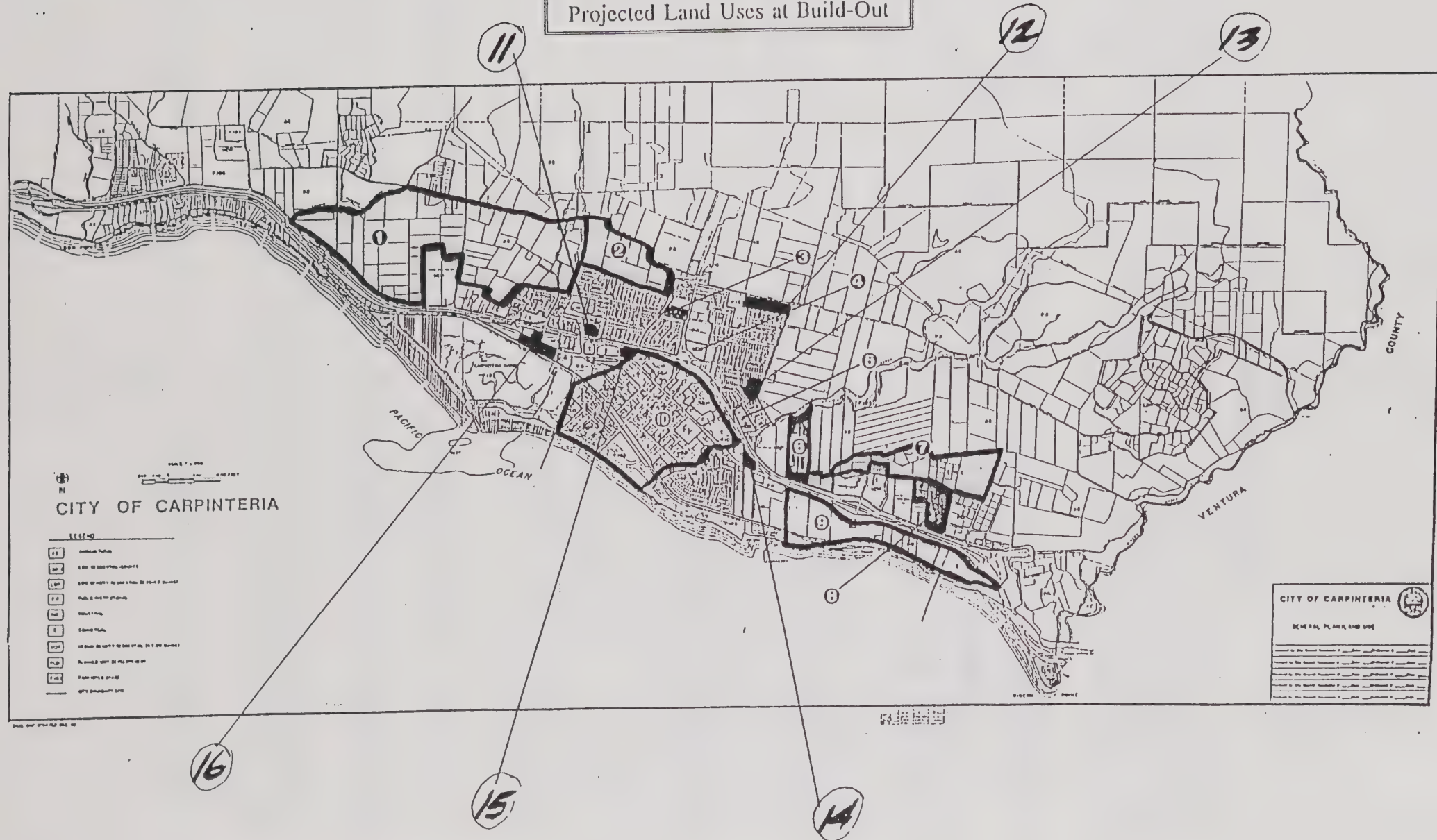
Program Number	Program Summary	Objectives (Potential Units)
1.1	Bi-lingual Housing Information	N.A.
1.2	Bi-lingual Fair Housing Information	N.A.
2.0	Housing Rehabilitation	30
3.1	Strengthen Demolition Ordinance	25
3.2	Shared Equity	15
4	Condo Conversion Limits	35
5	Energy Conservation	30
6	Section 8 Rental Assistance	25 new
7.1	Mobile Home Rent Stabilization	N.A.
7.2	Mobile Home Co-op Conversion	50
8.1	Article 34	N.A.
8.2	Inclusionary Housing	25
8.3	Facilitate Co-op Housing	N.A.
8.4	Mixed Use Ordinance	20

8.5	Expedited Processing for Affordable Housing	N.A.
8.6	Motel Conversion	25
9.1	Intergovernmental Coordination	N.A.
	Area Housing Opportunities (Low Growth)	1719
	Area Housing Opportunities (High Growth)	3951



FIGURE 8

City of Carpinteria  
Projected Land Uses at Build-Out



APPENDIX A: DEFINITION OF HOUSING ELEMENT TERMS

## HOUSING ELEMENT DEFINITIONS

**Affordable Housing:** Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income (GMI) for housing including utilities.

**Aid to Family with Dependent Children (AFDC):** A welfare program for qualifying families that is evaluated in relationship to determining housing affordability.

**Architectural Review Board (ARB):** A City of Carpinteria review board responsible for evaluating the architectural and landscaping aspects of development projects in accordance with Carpinteria Municipal Code Section 2.36.010 et seq.

**Acres, Gross:** The entire acreage of a site. Most communities calculate gross acreage to the centerline of proposed bounding streets and to the edge of the right-of-way of exsisting or dedicated streets.

**Acres, Net:** The portion of a site that can actually be built upon. The following generally are not included in the net acreage of a site: public or private road rights-of-way, public open space, and flood ways.

**California Environmental Quality Act (CEQA):** California environmental law affecting development projects.

**Carpinteria County Water District (CCWD):** The local water purveyor serving the Carpinteria Valley including the city of Carpinteria within its service area.

**Community Action Commission:** A local human resource organization responsible for some local housing programs.

**Community Development Block Grant (CDBG):** Grant programs for qualifying local governments administered by the State Housing and Community Development Department.

**Density, Residential:** The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net development acre.

**Density Bonus:** The allocation of development rights that allow a



**Density Bonus:** The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provisions or preservation of an amenity at the same site or at another location. Under California law, a housing development that provides 20 percent of its units for lower income households, or ten percent of its units for very low-income households, or 50 percent of its units for seniors, is entitled to a density bonus.

**Department of Finance (DOF):** State department responsible for population statistics and coordination of census data.

**Development Rights:** The right to develop land by a land owner who maintains fee-simple ownership over the land or by a party other than the owner who has obtained the rights to develop. Such rights usually are expressed in terms of density allowed under existing zoning. For example, one development right may equal one unit of housing or may equal a specific number of square feet of gross floor area in one or more specified zone districts.

**Development Rights, Transfer of (TDR):** Also known as "Transfer of Development Credits," a program that can relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (the "donor" site) to the another ("receiver") site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was zoned, with minimal environmental, social, and aesthetic impacts.

**Environmental Impact Report (EIR):** An environmental review document that is required for certain development projects including housing projects.

**Environmental Review Committee (ERC):** A City of Carpinteria review committee that makes recommendations on the appropriate environmental review for development projects in the city in accordance with CEQA.

**Federal Home Loan Bank (FHLB)**

**Federal Home Administration (FHA):** A federal mortgage loan assistance organization.

**Housing and Community Development (HCD):** State department charged with administration of housing and related laws and programs.

**Housing and Urban Development (HUD):** Federal department charged with administering Federal housing and related laws and programs.

**Income Levels:** Income categories are defined with respect to the area median income and are adjusted for household size. For detailed definitions of these terms, the reader should consult Chapter 6.5 (commencing with Section 6910) of Title 25 of the California Code of Regulation. Although there are exceptions, the four person income limits are as follows:

**Very Low Income:** No more than 50 percent of the area median income.

**Other Lower Income:** Between 50 and 80 percent of the area median income.

**Lower Income:** No more than 80 percent of the area median income (i.e., combination of very low income and other lower income).

**Moderate Income:** Between 80 and 120 percent of the area median income.

**Above Moderate Income:** Above 120 percent of the area median income.

**Poverty:** An income level varying with family size and location within the Country issued periodically by the Federal Government with respect to housing programs administered by HUD.

**Santa Barbara County Association of Governments (SBCAG):** A regional governmental agency with part of its responsibilities related to coordinating housing information and programs between the State HCD and local governments in Santa Barbara County. Member organizations include: Cities of Guadalupe, Santa Maria, Lompoc, Solvang, Santa Barbara, Carpinteria, and Santa Barbara County.

**Social Security (SS):** A welfare program for qualifying families that is evaluated in relationship to determining housing affordability.

**Social Security Supplemental Income (SSI):** A welfare program for qualifying disabled individuals that is evaluated in relationship to determining housing affordability.

APPENDIX B: 1990 CENSUS DATA



STATE: CALIFORNIA COUNTY: SANTA BARBARA PLACE: Carpinteria city SUMMARY LEVEL = 155

P1/4. PERSONS BY URBAN/RURAL RESIDENCE  
(UNIVERSE: PERSONS)

TOTAL	13747
URBAN:	
INSIDE URBANIZED AREAS	--
OUTSIDE URBANIZED AREAS	--
RURAL	--
NOT DEFINED FOR THIS FILE	13747

P5. SEX  
(UNIVERSE: PERSONS)

MALE	7011
FEMALE	6736

P6/7. RACE  
(UNIVERSE: PERSONS)

WHITE	11184
BLACK	105
AMERICAN INDIAN, ESKIMO OR ALEUT	105
AMERICAN INDIAN	103
ESKIMO	2
ALEUT	0
ASIAN OR PACIFIC ISLANDER	296
ASIAN:	
CHINESE	40
FILIPINO	38
JAPANESE	118
ASIAN INDIAN	29
KOREAN	35
VIETNAMESE	10
CAMBODIAN	1
HMONG	0
LAOTIAN	0
THAI	10
OTHER ASIAN	6
PACIFIC ISLANDER	
POLYNESIAN:	
HAWAIIAN	6
SAMOAN	0
TONGAN	1
OTHER POLYNESIAN	0
MICRONESIAN:	
GUAMANIAN	2
OTHER MICRONESIAN	0
MELANESIAN	0
PAC. ISL., NOT SPECIFIED	0
OTHER RACE	2057

P2. FAMILIES  
(UNIVERSE: FAMILIES)

TOTAL	3276
-------	------

P13. HISPANIC ORIGIN BY SEX BY AGE  
(UNIVERSE: PERSONS OF HISP. ORIGIN)

	MALE	FEMALE
UNDER 1 YEAR	33	38
1 AND 2 YEARS	94	109
3 AND 4 YEARS	87	97
5 YEARS	59	36
6 YEARS	47	34
7 TO 9 YEARS	138	123
10 AND 11 YEARS	67	85
12 AND 13 YEARS	79	71
14 YEARS	35	32
15 YEARS	47	32
16 YEARS	43	37
17 YEARS	50	46
18 YEARS	64	49
19 YEARS	81	39
20 YEARS	93	52
21 YEARS	98	68
22 TO 24 YEARS	241	140
25 TO 29 YEARS	350	258
30 TO 34 YEARS	302	172
35 TO 39 YEARS	209	161
40 TO 44 YEARS	136	125
45 TO 49 YEARS	92	89
50 TO 54 YEARS	87	71
55 TO 59 YEARS	61	62
60 AND 61 YEARS	31	29
62 TO 64 YEARS	42	46
65 TO 69 YEARS	39	61
70 TO 74 YEARS	40	31
75 TO 79 YEARS	20	24
80 TO 84 YEARS	9	16
85 YEARS AND OVER	6	13

P9. HISPANIC ORIGIN  
(UNIVERSE: PERSONS)

NOT OF HISPANIC ORIGIN	8721
HISPANIC ORIGIN:	
MEXICAN	4685
PUERTO RICAN	30
CUBAN	2
OTHER HISPANIC	309

P3. HOUSEHOLDS  
(UNIVERSE: HOUSEHOLDS)

TOTAL	4952
-------	------

P8/10. PERSONS BY HISPANIC ORIGIN  
BY RACE  
(UNIVERSE: PERSONS)

NOT OF HISPANIC ORIGIN:	
WHITE	8272
BLACK	96
AMERICAN INDIAN, ESKIMO, OR ALEUT	59
ASIAN OR PACIFIC ISLANDER	282
OTHER RACE	12

HISPANIC ORIGIN

WHITE	2912
BLACK	9
AMERICAN INDIAN, ESKIMO, OR ALEUT	46
ASIAN OR PACIFIC ISLANDER	14
OTHER RACE	2045

P14. SEX BY MARITAL STATUS  
(UNIVERSE: PERSONS 15 YEARS & OVER)

	MALE	FEMALE
NEVER MARRIED	1883	1218
NOW MARRIED,		
EXCEPT SEPARATED	2962	2794
SEPARATED	104	120
WIDOWED	112	590
DIVORCED	509	731

P17. PERSONS IN FAMILIES  
(UNIVERSE: PERSONS IN FAMILIES)

TOTAL	10668
-------	-------

P17A. PERSONS PER FAMILY  
(UNIVERSE: PERSONS IN FAMILIES)

PERSONS PER FAMILY	3.26
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STATE: CALIFORNIA COUNTY: SANTA BARBARA PLACE: Carpinteria city SUMMARY LEVEL = 155

P11. AGE (UNIVERSE: PERSONS)					
AGE IN YEARS		PERSONS	AGE IN YEARS		PERSONS
UNDER 1 YEAR.....		162	17 YEARS.....		194
1 AND 2 YEARS.....		436	18 YEARS.....		196
3 AND 4 YEARS.....		378	19 YEARS.....		245
5 YEARS.....		210	20 YEARS.....		242
6 YEARS.....		174	21 YEARS.....		249
7 TO 9 YEARS.....		546	22 TO 24 YEARS.....		640
10 AND 11 YEARS.....		331	25 TO 29 YEARS.....		1209
12 AND 13 YEARS.....		337	30 TO 34 YEARS.....		1317
14 YEARS.....		150	35 TO 39 YEARS.....		1277
15 YEARS.....		181	40 TO 44 YEARS.....		1078
16 YEARS.....		174	45 TO 49 YEARS.....		722
			50 TO 54 YEARS.....		552
			55 TO 59 YEARS.....		483
			60 AND 61 YEARS.....		215
			62 TO 64 YEARS.....		337
			65 TO 69 YEARS.....		524
			70 TO 74 YEARS.....		467
			75 TO 79 YEARS.....		348
			80 TO 84 YEARS.....		223
			85 YEARS AND OVER.....		150

P12. PERSONS BY AGE, RACE AND SEX (UNIVERSE: PERSONS)										
	WHITE		BLACK		AMERICAN INDIAN, ESKIMO OR ALEUT		ASIAN OR PACIFIC ISLANDER		OTHER RACE	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
UNDER 1 YEAR	61	68	0	1	0	1	0	3	15	13
1 AND 2 YEARS	171	159	2	1	4	2	5	3	37	52
3 AND 4 YEARS	150	133	2	0	4	1	5	2	37	44
5 YEARS	89	65	1	2	0	2	3	4	24	20
6 YEARS	83	51	2	2	0	0	1	0	18	17
7 TO 9 YEARS	229	193	2	3	0	4	8	3	56	48
10 AND 11 YEARS	124	121	9	0	4	3	10	2	22	36
12 AND 13 YEARS	143	108	3	4	0	1	1	3	40	34
14 YEARS	56	57	0	1	1	0	4	4	15	12
15 YEARS	93	58	2	0	1	0	1	1	15	10
16 YEARS	65	59	0	3	1	0	3	2	22	19
17 YEARS	77	75	1	0	1	0	3	1	23	13
18 YEARS	79	69	0	1	0	0	1	1	25	20
19 YEARS	116	78	0	1	0	2	2	2	28	16
20 YEARS	103	74	0	0	1	1	2	2	34	25
21 YEARS	94	82	0	0	2	2	2	0	41	26
22 TO 24 YEARS	248	203	1	2	3	2	2	8	103	68
25 TO 29 YEARS	475	407	3	4	10	5	11	11	155	128
30 TO 34 YEARS	528	511	8	6	7	6	21	18	141	71
35 TO 39 YEARS	534	531	6	3	6	7	17	23	83	67
40 TO 44 YEARS	475	469	5	2	0	2	10	7	65	43
45 TO 49 YEARS	328	298	3	3	3	2	9	12	31	33
50 TO 54 YEARS	251	222	1	2	3	3	4	7	31	28
55 TO 59 YEARS	191	233	1	4	0	1	4	7	20	22
60 AND 61 YEARS	84	104	1	1	0	2	3	3	11	6
62 TO 64 YEARS	134	178	0	1	0	0	1	6	11	6
65 TO 69 YEARS	208	267	0	3	0	2	5	4	9	26
70 TO 74 YEARS	184	254	1	0	1	0	4	5	12	6
75 TO 79 YEARS	121	207	0	0	0	1	3	1	5	10
80 TO 84 YEARS	84	129	0	1	0	0	2	2	1	4
85 YEARS AND OVER	48	95	0	0	0	1	2	0	0	4

STATE: CALIFORNIA COUNTY: SANTA BARBARA PLACE: Carpinteria city SUMMARY LEVEL = 155

P15. HOUSEHOLD TYPE AND RELATIONSHIP  
(UNIVERSE: PERSONS)

IN FAMILY HOUSEHOLDS:	
HOUSEHOLDER	3276
SPOUSE	2537
CHILD:	
NATURAL-BORN OR ADOPTED	3669
STEPCHILD	183
GRANDCHILD	169
OTHER RELATIVES	834
NONRELATIVES	600
IN NONFAMILY HOUSEHOLDS:	
HOUSEHOLDER LIVING ALONE	1265
HOUSEHOLDER NOT LIVING ALONE	411
NONRELATIVES	603
IN GROUP QUARTERS:	
INSTITUTIONALIZED PERSONS	12
OTHER PERSONS IN GROUP QUARTERS	188

P16. HOUSEHOLD SIZE AND HOUSEHOLD TYPE  
(UNIVERSE: HOUSEHOLDS)

1 PERSON:	
MALE HOUSEHOLDER	467
FEMALE HOUSEHOLDER	798
2 OR MORE PERSONS:	
FAMILY HOUSEHOLDS:	
MARRIED-COUPLE FAMILY:	
WITH RELATED CHILDREN	1239
NO RELATED CHILDREN	1298
OTHER FAMILY:	
MALE HOUSEHOLDER,	
NO WIFE PRESENT:	
WITH RELATED CHILDREN	108
NO RELATED CHILDREN	122
FEMALE HOUSEHOLDER,	
NO HUSBAND PRESENT:	
WITH RELATED CHILDREN	334
NO RELATED CHILDREN	175
NONFAMILY HOUSEHOLDS:	
MALE HOUSEHOLDER	244
FEMALE HOUSEHOLDER	167

P20. HOUSEHOLD TYPE  
(UNIVERSE: HOUSEHOLDS WITH  
HOUSEHOLDER OF HISPANIC ORIGIN)

FAMILY HOUSEHOLDS:	
MARRIED-COUPLE FAMILY:	
WITH RELATED CHILDREN	470
NO RELATED CHILDREN	248
OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT:	
WITH RELATED CHILDREN	55
NO RELATED CHILDREN	66
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:	
WITH RELATED CHILDREN	109
NO RELATED CHILDREN	42
NONFAMILY HOUSEHOLDS:	
HOUSEHOLDER LIVING ALONE	126
HOUSEHOLDER NOT LIVING ALONE	78

P18. AGE OF HOUSEHOLD MEMBERS BY HOUSEHOLD TYPE  
(UNIVERSE: HOUSEHOLDS)

HOUSEHOLDS WITH 1 OR MORE PERSONS UNDER 18 YEARS:	
FAMILY HOUSEHOLDS:	
MARRIED COUPLE FAMILY	1243
OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT	109
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT	335
NONFAMILY HOUSEHOLDS:	
MALE HOUSEHOLDER	25
FEMALE HOUSEHOLDER	5
HOUSEHOLDS WITH NO PERSONS UNDER 18 YEARS	
FAMILY HOUSEHOLDS:	
MARRIED-COUPLE FAMILY	1294
OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT	121
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT	174
NONFAMILY HOUSEHOLDS:	
MALE HOUSEHOLDER	686
FEMALE HOUSEHOLDER	960

P21. HOUSEHOLD TYPE AND RELATIONSHIP  
(UNIVERSE: PERSONS UNDER 18 YEARS)

IN HOUSEHOLDS:	
HOUSEHOLDER OR SPOUSE	9
OWN CHILD:	
IN MARRIED-COUPLE FAMILY	2221
IN OTHER FAMILY:	
MALE HOUSEHOLDER, NO WIFE PRESENT	135
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT	510
OTHER RELATIVES	254
NONRELATIVES	102
IN GROUP QUARTERS:	
INSTITUTIONALIZED PERSONS	5
OTHER PERSONS IN GROUP QUARTERS	37

P24/25. HOUSEHOLDS BY HOUSEHOLD SIZE/TYPE BY AGE OF MEMBERS  
(UNIVERSE: HOUSEHOLDS)  
1-PERS-HSEHLD 2-OR-MORE-PERSONS HSEHLD

HOUSEHOLDS WITH:		FAMILY NON-FAMILY	
1 OR MORE PERSONS 60 YEARS AND OVER	621	913	68
NO PERSONS 60 YEARS AND OVER	644	2363	343
1 OR MORE PERSONS 65 YEARS AND OVER	520	701	45
NO PERSONS 65 YEARS AND OVER	745	2575	366

P26. HOUSEHOLD TYPE  
(UNIVERSE: HOUSEHOLDS)

HOUSEHOLDS WITH 1 OR MORE NONRELATIVES	752
HOUSEHOLDS WITH NO NON-RELATIVES	4200



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P19. RACE OF HOUSEHOLDER BY HOUSEHOLD TYPE (UNIVERSE: HOUSEHOLDS)	P19. (CONTINUED)	P22. RELATIONSHIP AND AGE (UNIVERSE: PERSONS UNDER 18)
WHITE:	FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:	IN HOUSEHOLDS:
FAMILY HOUSEHOLDS:	WITH RELATED CHILDREN 6	HOUSEHOLDER OR SPOUSE 9
MARRIED-COUPLE FAMILY:	NO RELATED CHILDREN 2	RELATED CHILD:
WITH RELATED CHILDREN 973	NONFAMILY HOUSEHOLDS:	OWN CHILD:
NO RELATED CHILDREN 1180	HOUSEHOLDER LIVING ALONE 8	UNDER 3 YEARS 526
OTHER FAMILY:	HOUSEHOLDER NOT LIVING ALONE 1	3 AND 4 YEARS 323
MALE HOUSEHOLDER, NO WIFE PRESENT:		5 YEARS 187
WITH RELATED CHILDREN 85		6 TO 11 YEARS 939
NO RELATED CHILDREN 92	ASIAN OR PACIFIC ISLANDER	12 AND 13 YEARS 305
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:	FAMILY HOUSEHOLDS:	14 YEARS 139
WITH RELATED CHILDREN 272	MARRIED-COUPLE FAMILY:	15 TO 17 YEARS 447
NO RELATED CHILDREN 156	WITH RELATED CHILDREN 32	OTHER RELATIVES:
NONFAMILY HOUSEHOLDS:	NO RELATED CHILDREN 30	UNDER 3 YEARS 57
HOUSEHOLDER LIVING ALONE 1197	OTHER FAMILY:	3 AND 4 YEARS 41
HOUSEHOLDER NOT LIVING ALONE 373	MALE HOUSEHOLDER, NO WIFE PRESENT:	5 YEARS 13
	WITH RELATED CHILDREN 0	6 TO 11 YEARS 67
	NO RELATED CHILDREN 0	12 AND 13 YEARS 20
BLACK:	FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:	14 YEARS 9
FAMILY HOUSEHOLDS:	WITH RELATED CHILDREN 9	15 TO 17 YEARS 47
MARRIED-COUPLE FAMILY:	NO RELATED CHILDREN 3	NONRELATIVES:
WITH RELATED CHILDREN 6	NONFAMILY HOUSEHOLDS:	UNDER 3 YEARS 11
NO RELATED CHILDREN 7	HOUSEHOLDER LIVING ALONE 20	3 AND 4 YEARS 11
OTHER FAMILY:	HOUSEHOLDER NOT LIVING ALONE 4	5 YEARS 7
MALE HOUSEHOLDER, NO WIFE PRESENT:		6 TO 11 YEARS 31
WITH RELATED CHILDREN 1		12 AND 13 YEARS 7
NO RELATED CHILDREN 1	OTHER RACE	14 YEARS 2
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:	FAMILY HOUSEHOLDS:	15 TO 17 YEARS 33
WITH RELATED CHILDREN 4	MARRIED-COUPLE FAMILY:	IN GROUP QUARTERS
NO RELATED CHILDREN 1	WITH RELATED CHILDREN 219	INSTITUTIONALIZED PERSONS:
NONFAMILY HOUSEHOLDS:	NO RELATED CHILDREN 75	UNDER 3 YEARS 0
HOUSEHOLDER LIVING ALONE 11	OTHER FAMILY:	3 AND 4 YEARS 0
HOUSEHOLDER NOT LIVING ALONE 3	MALE HOUSEHOLDER, NO WIFE PRESENT:	5 YEARS 0
	WITH RELATED CHILDREN 22	6 TO 11 YEARS 0
	NO RELATED CHILDREN 28	12 AND 13 YEARS 0
AMERICAN INDIAN, ESKIMO, OR ALEUT:	FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:	14 YEARS 0
FAMILY HOUSEHOLDS:	WITH RELATED CHILDREN 43	15 TO 17 YEARS 5
MARRIED-COUPLE FAMILY:	NO RELATED CHILDREN 13	OTHER PERSONS IN GROUP QUARTERS:
WITH RELATED CHILDREN 9	NONFAMILY HOUSEHOLDS:	UNDER 3 YEARS 4
NO RELATED CHILDREN 6	HOUSEHOLDER LIVING ALONE 29	3 AND 4 YEARS 3
OTHER FAMILY:	HOUSEHOLDER NOT LIVING ALONE 30	5 YEARS 3
MALE HOUSEHOLDER, NO WIFE PRESENT:		6 TO 11 YEARS 14
WITH RELATED CHILDREN 0		12 AND 13 YEARS 5
NO RELATED CHILDREN 1		14 YEARS 0
( CONTINUED )		15 TO 17 YEARS 8

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P23. HOUSEHOLD TYPE AND RELATIONSHIP (UNIVERSE: PERSONS 65 YEARS AND OVER)	P27. HOUSEHOLD TYPE AND HOUSEHOLD SIZE (UNIVERSE: HOUSEHOLDS)	P28. GROUP QUARTERS (UNIVERSE: PERSONS IN GROUP QUARTERS)
IN FAMILY HOUSEHOLDS:	FAMILY HOUSEHOLDS:	INSTITUTIONALIZED PERSONS:
HOUSEHOLDER 569	2 PERSONS 1279	CORRECTIONAL INSTITUTIONS 0
SPOUSE 417	3 PERSONS 727	NURSING HOMES 6
OTHER RELATIVES 120	4 PERSONS 653	MENTAL (PSYCHIATRIC) HOSPITALS 0
NONRELATIVES 9	5 PERSONS 299	JUVENILE INSTITUTIONS 0
IN NONFAMILY HOUSEHOLDS:	6 PERSONS 117	OTHER INSTITUTIONS 6
MALE HOUSEHOLDER	7 OR MORE PERSONS 201	
LIVING ALONE 98		
NOT LIVING ALONE 18	NONFAMILY HOUSEHOLDS:	OTHER PERSONS IN GROUP QUARTERS:
FEMALE HOUSEHOLDER:	1 PERSON 1265	COLLEGE DORMITORIES 0
LIVING ALONE 422	2 PERSONS 306	MILITARY QUARTERS 0
NOT LIVING ALONE 20	3 PERSONS 62	EMERGENCY SHELTERS FOR HOMELESS 67
NONRELATIVES 31	4 PERSONS 22	VISIBLE IN STREET LOCATIONS 0
IN GROUP QUARTERS:	5 PERSONS 6	OTHER NONINSTITUTIONAL GROUP QUARTERS 121
INSTITUTIONALIZED PERSONS 6	6 PERSONS 8	
OTHER PERSONS IN GROUP QUARTERS 2	7 OR MORE PERSONS 7	
	H3/9. TENURE BY RACE OF HOUSEHOLDER (UNIVERSE: OCCUPIED HOUSING UNITS)	H8. RACE OF HOUSEHOLDER (UNIVERSE: OCCUPIED HOUSING UNITS)
H1/4. HOUSING UNITS BY URBAN AND RURAL (UNIVERSE: HOUSING UNITS)	OWNER OCCUPIED 2799	WHITE 4328
TOTAL 5457	WHITE 2534	BLACK 34
URBAN:	BLACK 10	AMERICAN INDIAN, ESKIMO OR ALEUT 33
INSIDE URBANIZED AREA --	AMERICAN INDIAN, ESKIMO OR ALEUT 14	ASIAN OR PACIFIC ISLANDER 98
OUTSIDE URBANIZED AREA --	ASIAN OR PACIFIC ISLANDER 67	OTHER RACE 459
RURAL --	OTHER RACE 174	
NOT DEFINED FOR THIS FILE 5457	RENTER OCCUPIED 2153	
	WHITE 1794	H10. HISPANIC ORIGIN OF HOUSEHOLDER BY RACE OF HOUSEHOLDER (UNIVERSE: OCCUPIED HOUSING UNITS)
H2. OCCUPANCY STATUS (UNIVERSE: HOUSING UNITS)	BLACK 24	NOT OF HISPANIC ORIGIN:
OCCUPIED 4952	AMERICAN INDIAN, ESKIMO OR ALEUT 19	WHITE 3607
VACANT 505	ASIAN OR PACIFIC ISLANDER 31	BLACK 32
	OTHER RACE 285	AMERICAN INDIAN, ESKIMO OR ALEUT 19
		ASIAN OR PACIFIC ISLANDER 95
H5. VACANCY STATUS (UNIVERSE: VACANT HOUSING UNITS)	H6. BOARDED-UP STATUS (UNIVERSE: VACANT HOUSING UNITS)	OTHER RACE 5
FOR RENT 96	BOARDED UP 3	HISPANIC ORIGIN:
FOR SALE ONLY 55	NOT BOARDED UP 502	WHITE 721
RENTED OR SOLD, NOT OCCUPIED 25		BLACK 2
FOR SEASONAL, RECREATIONAL OR OCCASIONAL USE 297	H7. USUAL HOME ELSEWHERE (UNIVERSE: VACANT HOUSING UNITS)	AMERICAN INDIAN, ESKIMO OR ALEUT 14
FOR MIGRANT WORKERS 0	VACANT, USUAL HOME ELSEWHERE 259	ASIAN OR PACIFIC ISLANDER 3
OTHER VACANT 32	ALL OTHER VACANT 246	OTHER RACE 454

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COUNTY: SANTA BARBARA

PLACE: Carpinteria city

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H11. TENURE BY RACE OF HOUSEHOLDER  
(UNIVERSE: OCCUPIED HOUSING UNITS  
WITH HOUSEHOLDER OF HISPANIC ORIGIN)

OWNER OCCUPIED:	
WHITE	327
BLACK	1
AMERICAN INDIAN, ESKIMO OR ALEUT	5
ASIAN OR PACIFIC ISLANDER	2
OTHER RACE	172
RENTER OCCUPIED:	
WHITE	394
BLACK	1
AMERICAN INDIAN, ESKIMO OR ALEUT	9
ASIAN OR PACIFIC ISLANDER	1
OTHER RACE	282

H16. AGGREGATE ROOMS BY VACANCY STATUS  
(UNIVERSE: VACANT HOUSING UNITS)

TOTAL:	
FOR RENT	342
FOR SALE ONLY	242
RENTED OR SOLD, NOT OCCUPIED	93
FOR SEASONAL, RECREATIONAL, OR OCCASIONAL USE	1106
FOR MIGRANT WORKERS	0
OTHER VACANT	118

H19/20. AGGREGATE PERSONS BY TENURE  
(UNIVERSE: PERSONS IN OCCUPIED  
HOUSING UNITS)

TOTAL	13547
OWNER OCCUPIED	7161
RENTER OCCUPIED	6386

H21. PERSONS PER ROOM  
(UNIVERSE: OCCUPIED HOUSING UNITS)

0.50 OR LESS	2774
0.51 TO 1.00	1582
1.01 TO 1.50	206
1.51 TO 2.00	185
2.01 OR MORE	205

H12. TENURE BY AGE OF HOUSEHOLDER  
(UNIVERSE: OCCUPIED HOUSING UNITS)

OWNER OCCUPIED:	
15 TO 24 YEARS	31
25 TO 34 YEARS	343
35 TO 44 YEARS	643
45 TO 54 YEARS	493
55 TO 64 YEARS	446
65 TO 74 YEARS	489
75 YEARS AND OVER	354
RENTER OCCUPIED:	
15 TO 24 YEARS	176
25 TO 34 YEARS	684
35 TO 44 YEARS	597
45 TO 54 YEARS	254
55 TO 64 YEARS	158
65 TO 74 YEARS	129
75 YEARS AND OVER	155

H17. PERSONS IN UNIT  
(UNIVERSE: OCCUPIED HOUSING UNITS)

1 PERSON	1265
2 PERSONS	1585
3 PERSONS	789
4 PERSONS	675
5 PERSONS	305
6 PERSONS	125
7 PERSONS	208

H17A. PERSONS PER OCCUPIED HOUSING UNIT  
(UNIVERSE: OCCUPIED HOUSING UNITS)

PERSONS PER OCCUPIED HOUSING UNIT	2.74
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H22. TENURE BY PERSONS PER ROOM  
(UNIVERSE: OCCUPIED HOUSING UNITS)

OWNER OCCUPIED:	
0.50 OR LESS	1853
0.51 TO 1.00	791
1.01 TO 1.50	71
1.51 TO 2.00	44
2.01 TO MORE	40
RENTER OCCUPIED:	
0.50 OR LESS	921
0.51 TO 1.00	791
1.01 TO 1.50	135
1.51 TO 2.00	141
2.01 OR MORE	165

H13/14. ROOMS  
(UNIVERSE: HOUSING UNITS)

TOTAL	24495
1 ROOM	252
2 ROOMS	459
3 ROOMS	689
4 ROOMS	1373
5 ROOMS	1229
6 ROOMS	901
7 ROOMS	371
8 ROOMS	106
9 OR MORE ROOMS	77

H15. AGGREGATE ROOMS BY TENURE  
(UNIVERSE: OCCUPIED HOUSING UNITS)

TOTAL:	
OWNER OCCUPIED	14468
RENTER OCCUPIED	8126

H18. TENURE BY PERSONS IN UNIT  
(UNIVERSE: OCCUPIED HOUSING UNITS)

OWNER OCCUPIED:	
1 PERSONS	713
2 PERSONS	1019
3 PERSONS	415
4 PERSONS	383
5 PERSONS	144
6 PERSONS	50
7 OR MORE PERSONS	75
RENTER OCCUPIED:	
1 PERSON	552
2 PERSONS	566
3 PERSONS	374
4 PERSONS	292
5 PERSONS	161
6 PERSONS	75
7 OR MORE PERSONS	133

H18A. PERSONS PER OCCUPIED HOUSING UNIT  
BY TENURE  
(UNIVERSE: OCCUPIED HOUSING UNITS)

OWNER OCCUPIED	2.56
RENTER OCCUPIED	2.97



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PLACE: Carpinteria city

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H23. VALUE

(UNIVERSE: SPECIFIED OWNER-OCCUPIED  
HOUSING UNITS)

LESS THAN \$15,000	3
\$15,000 TO \$19,999	1
\$20,000 TO \$24,999	2
\$25,000 TO \$29,999	3
\$30,000 TO \$34,999	1
\$35,000 TO \$39,999	1
\$40,000 TO \$44,999	0
\$45,000 TO \$49,999	2
\$50,000 TO \$59,999	0
\$60,000 TO \$74,999	2
\$75,000 TO \$99,999	12
\$100,000 TO \$124,999	20
\$125,000 TO \$149,999	25
\$150,000 TO \$174,999	48
\$175,000 TO \$199,999	68
\$200,000 TO \$249,999	272
\$250,000 TO \$299,999	495
\$300,000 TO \$399,999	509
\$400,000 TO \$499,999	93
\$500,000 OR MORE	45

H23A/B/C/24. VALUE

(UNIVERSE: SPECIFIED OWNER-  
OCCUPIED HOUSING UNITS)

AGGREGATE VALUE	472148000
LOWER VALUE QUARTILE	239100
UPPER VALUE QUARTILE	348400
MEDIAN VALUE	284400

H30. VACANCY STATUS

(UNIVERSE: VACANT HOUSING UNITS)

SPECIFIED VACANT FOR RENT	94
SPECIFIED VACANT FOR SALE ONLY	15
ALL OTHER VACANTS	396

H31. AGGREGATE PRICE ASKED

(UNIVERSE: SPECIFIED VACANT-FOR-SALE  
ONLY HOUSING UNITS)

TOTAL	4462500
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H38. AGGREGATE RENT ASKED

(UNIVERSE: SPECIFIED VACANT-FOR-RENT  
HOUSING UNITS)

TOTAL	73904
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H25. RACE OF HOUSEHOLDER

(UNIVERSE: SPECIFIED OWNER-OCCUPIED  
HOUSING UNITS)

WHITE	1420
BLACK	6
AMERICAN INDIAN, ESKIMO, OR ALEUT	5
ASIAN OR PACIFIC ISLANDER	45
OTHER RACE	126

H26. AGGREGATE VALUE BY RACE OF  
HOUSEHOLDER

(UNIVERSE: SPECIFIED OWNER-OCCUPIED  
HOUSING UNITS)

TOTAL:	
WHITE	420194000
BLACK	1812500
AMERICAN INDIAN, ESKIMO, OR ALEUT	1084000
ASIAN OR PACIFIC ISLANDER	12752500
OTHER RACE	36305000

H32. CONTRACT RENT (UNIVERSE: SPECIFIED  
RENTER-OCCUPIED HOUSING UNITS)

WITH CASH RENT:	
LESS THAN \$100	10
\$100 TO \$149	22
\$150 TO \$199	43
\$200 TO \$249	47
\$250 TO \$299	47
\$300 TO \$349	63
\$350 TO \$399	53
\$400 TO \$449	54
\$450 TO \$499	97
\$500 TO \$549	108
\$550 TO \$599	99
\$600 TO \$649	221
\$650 TO \$699	140
\$700 TO \$749	217
\$750 TO \$999	541
\$1,000 OR MORE	304
NO CASH RENT	59

H32A/B/C/33. CONTRACT RENT

(UNIVERSE: SPECIFIED RENTER-OCCUPIED  
HOUSING UNITS PAYING CASH RENT )

AGGREGATE RENT	1499472
LOWER CONT. RENT QUARTILE	537
UPPER CONT. RENT QUARTILE	902
MEDIAN CONTRACT RENT	707

H27. HISPANIC ORIGIN OF HOUSEHOLDER

(UNIVERSE: SPECIFIED OWNER-OCCUPIED  
HOUSING UNITS)

NOT OF HISPANIC ORIGIN	1232
HISPANIC ORIGIN	370

H28. AGGREGATE VALUE BY HISPANIC ORIGIN  
OF HOUSEHOLDER

(UNIVERSE: SPECIFIED OWNER-OCCUPIED  
HOUSING UNITS)

TOTAL:	
NOT OF HISP. ORIGIN	371114000
HISPANIC ORIGIN	101034000

H29. AGGREGATE VALUE BY UNITS IN  
STRUCTURE

(UNIVERSE: OWNER-OCCUPIED HOUSING  
UNITS)

TOTAL:	
1, DETACHED	427513000
1, ATTACHED	67265000
2	3475000
3 OR MORE	63012500
MOBILE HOME OR TRAILER	67170000
OTHER	8331500

H34. RACE OF HOUSEHOLDER

(UNIVERSE: SPECIFIED RENTER-OCCUPIED  
HOUSING UNITS PAYING CASH RENT)

WHITE	1719
BLACK	24
AMERICAN INDIAN, ESKIMO OR ALEUT	18
ASIAN OR PACIFIC ISLANDER	28
OTHER RACE	277

H35. AGGREGATE CONTRACT RENT BY RACE OF  
HOUSEHOLDER

(UNIVERSE: SPECIFIED RENTER-OCCUPIED  
HOUSING UNITS PAYING CASH RENT)

TOTAL:	
WHITE	1263391
BLACK	18611
AMERICAN INDIAN, ESKIMO OR ALEUT	13211
ASIAN OR PACIFIC ISLANDER	24225
OTHER RACE	180034

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COUNTY: SANTA BARBARA

PLACE: Carpinteria city

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H41/42. UNITS IN STRUCTURE

(UNIVERSE: HOUSING UNITS)

	TOTAL	VACANT
1, DETACHED	2057	89
1, ATTACHED	516	39
2	123	7
3 OR 4	436	44
5 TO 9	379	56
10 TO 19	418	63
20 TO 49	276	55
50 OR MORE	217	78
MOBILE HOME OR TRAILER	949	67
OTHER	86	7

H36. HISPANIC ORIGIN OF HOUSEHOLDER  
(UNIVERSE: SPECIFIED RENTER-OCCUPIED  
HOUSING UNITS PAYING CASH RENT)

NOT OF HISPANIC ORIGIN	1399
HISPANIC ORIGIN	667

H37. AGGREGATE CONTRACT RENT BY HISPANIC  
ORIGIN OF HOUSEHOLDER  
(UNIVERSE: SPECIFIED RENTER-OCCUPIED  
HOUSING UNITS PAYING CASH RENT)

TOTAL:	
NOT OF HISP. ORIGIN	1057968
HISPANIC ORIGIN	441504

H39. AGE OF HOUSEHOLDER BY MEALS INCLUDED  
IN RENT

(UNIVERSE: SPECIFIED RENTER-OCCUPIED  
HOUSING UNITS)

UNDER 65 YEARS:	
WITH CASH RENT:	
MEALS INCLUDED IN RENT	5
NO MEALS INCLUDED IN RENT	1803
NO CASH RENT	38
65 YEARS AND OVER:	
WITH CASH RENT:	
MEALS INCLUDED IN RENT	1
NO MEALS INCLUDED IN RENT	257
NO CASH RENT	21

H43. TENURE BY UNITS IN STRUCTURE  
(UNIVERSE: OCCUPIED HOUSING UNITS)

OWNER OCCUPIED:

1, DETACHED	1400
1, ATTACHED	272
2	13
3 OR 4	117
5 TO 9	100
10 TO 19	43
20 TO 49	18
50 OR MORE	17
MOBILE HOME OR TRAILER	785
OTHER	34

RENTER OCCUPIED:

1, DETACHED	568
1, ATTACHED	205
2	103
3 OR 4	275
5 TO 9	223
10 TO 19	312
20 TO 49	203
50 OR MORE	122
MOBILE HOME OR TRAILER	97
OTHER	45

H40. VACANCY STATUS BY DURATION OF  
VACANCY

(UNIVERSE: VACANT HOUSING UNITS)

FOR RENT:

LESS THAN 2 MONTHS	46
2 UP TO 6 MONTHS	46
6 OR MORE MONTHS	4

FOR SALE ONLY:

LESS THAN 2 MONTHS	18
2 UP TO 6 MONTHS	28
6 OR MORE MONTHS	9

ALL OTHER VACANTS:

LESS THAN 2 MONTHS	201
2 UP TO 6 MONTHS	44
6 OR MORE MONTHS	109

H44. AGGREGATE PERSONS BY TENURE BY  
UNITS IN STRUCTURE  
(UNIVERSE: PERSONS IN OCCUPIED  
HOUSING UNITS)

OWNER OCCUPIED:

1, DETACHED	4368
1, ATTACHED	673
2	33
3 OR 4	296
5 TO 9	213
10 TO 19	105
20 TO 49	27
50 OR MORE	29
MOBILE HOME OR TRAILER	1332
OTHER	85

RENTER OCCUPIED:

1, DETACHED	1953
1, ATTACHED	710
2	290
3 OR 4	802
5 TO 9	643
10 TO 19	736
20 TO 49	716
50 OR MORE	228
MOBILE HOME OR TRAILER	191
OTHER	117

DEPARTMENT OF FINANCE  
CALIFORNIA STATE CENSUS DATA CENTER  
915 L STREET, LOWER LEVEL, SACRAMENTO, CA 95814  
PHONE: (916) 323-2201

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REPORT C90-PL-1  
TABLE 1: POPULATION AND PERCENT DISTRIBUTION BY RACE (HISPANIC EXCLUSIVE)  
SOURCE: 1990 CENSUS, P.L. 94-171 (REDISTRICTING) FILE

COUNTY/PLACE	TOTAL POPULATION	WHITE	BLACK	AMERICAN INDIAN, ESKIMO, ALEUT	ASIAN & PACIFIC ISLANDER	OTHER	HISPANIC
Santa Barbara County	369608	244309 66.1%	9379 2.5%	2126 .6%	15050 4.1%	545 .1%	98199 26.6%
Buellton CDP	3506	2751 78.5%	11 .3%	21 .6%	58 1.7%	5 .1%	660 18.8%
Carpinteria City	13747	8272 60.2%	96 .7%	59 .4%	282 2.1%	12 .1%	5026 36.6%
Guadalupe City	5479	495 9.0%	24 .4%	6 .1%	400 7.3%	8 .1%	4546 83.0%
Isla Vista CDP	20395	14310 70.2%	564 2.8%	110 .5%	2389 11.7%	29 .1%	2993 14.7%
Lompoc City	37649	22798 60.6%	2479 6.6%	343 .9%	1868 5.0%	61 .2%	10100 26.8%
Mission Hills CDP	3112	2319 74.5%	190 6.1%	24 .8%	107 3.4%	4 .1%	468 15.0%
Santa Barbara City	85571	54535 63.7%	1745 2.0%	355 .4%	1846 2.2%	170 .2%	26920 31.5%
Santa Maria City	61284	28444 46.4%	1192 1.9%	372 .6%	3143 5.1%	119 .2%	28014 45.7%
Santa Ynez CDP	4200	3802 90.5%	2 .0%	21 .5%	42 1.0%	4 .1%	329 7.8%
Solvang City	4741	3899 82.2%	12 .3%	12 .3%	53 1.1%	8 .2%	757 16.0%
Vandenberg AFB CDP	9846	7096 72.1%	1316 13.4%	56 .6%	479 4.9%	11 .1%	888 9.0%
Vandenberg Village CDP	5971	5019 84.1%	333 5.6%	43 .7%	206 3.5%	10 .2%	360 6.0%



DEPARTMENT OF FINANCE  
CALIFORNIA STATE CENSUS DATA CENTER  
915 L STREET, LOWER LEVEL, SACRAMENTO, CA 95814  
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TABLE 2: TOTAL POPULATION, TOTAL HOUSING UNITS, POPULATION 18+, PERSONS PER SQUARE MILE (DENSITY)  
SOURCE: 1990 CENSUS, P.L. 94-171 (REDISTRICTING) FILE

COUNTY/PLACE	TOTAL POPULATION	TOTAL HOUSING UNITS	POPULATION 18+	PERSONS PER SQUARE MILE
Santa Barbara County	369608	138149	283721	134.97
Buellton CDP	3506	1424	2625	758.04
Carpinteria City	13747	5457	10474	5081.88
Guadalupe City	5479	1378	3444	6053.47
Isla Vista CDP	20395	5513	19102	9610.76
Lompoc City	37649	13261	26746	3349.23
Mission Hills CDP	3112	1023	2166	2517.60
Santa Barbara City	85571	36226	69921	4528.74
Santa Maria City	61284	21144	42985	3565.28
Santa Ynez CDP	4200	1564	3148	537.21
Solvang City	4741	2076	3810	1918.58
Vandenberg AFB CDP	9846	3036	6146	445.16
Vandenberg Village CDP	5971	2368	4664	1142.53

STATE: CALIFORNIA COUNTY: SANTA BARBARA PLACE: CARPINTERIA CITY

P1/2/3/6. PERSONS

TOTAL 13747  
UNWEIGHTED SAMPLE 1697  
100% COUNT 13747

URBAN 13747  
INSIDE URBANIZED AREAS 13747  
OUTSIDE URBANIZED AREAS 0  
RURAL 0  
RURAL FARM 0  
RURAL NONFARM 0

P7. SEX  
(UNIVERSE: PERSONS)

MALE 6934  
FEMALE 6813

P8. RACE  
(UNIVERSE: PERSONS)

WHITE 11211  
BLACK 59  
AMER IND, ESK, OR ALEUT 90  
ASIAN OR PAC ISLANDER 330  
OTHER RACE 2057

P10. PERSONS OF HISPANIC  
ORIGIN 4921

P4. FAMILIES 3359

P5. HOUSEHOLDS 5019

P28. LANGUAGE SPOKEN AT HOME AND ABILITY  
TO SPEAK ENGLISH  
(UNIVERSE: PERSONS 5 YEARS & OVER)

SPEAK ONLY ENGLISH 8858  
SPEAK SPANISH:  
SPEAK ENGLISH "VERY WELL" 1487  
SPEAK ENGLISH "WELL" 533  
SPEAK ENGLISH "NOT WELL" OR  
NOT "NOT AT ALL" 1410  
SPEAK ASIAN OR PAC ISLAND LANGUAGE:  
SPEAK ENGLISH "VERY WELL" 87  
SPEAK ENGLISH "WELL" 48  
SPEAK ENGLISH "NOT WELL" OR  
NOT "NOT AT ALL" 14  
SPEAK OTHER LANGUAGE:  
SPEAK ENGLISH "VERY WELL" 247  
SPEAK ENGLISH "WELL" 75  
SPEAK ENGLISH "NOT WELL" OR  
NOT "NOT AT ALL" 16

P22. FAMILY TYPE AND PRESENCE AND AGE OF  
CHILDREN  
(UNIVERSE: FAMILIES)

MARRIED-COUPLE FAMILY:  
WITH CHILDREN 18 YEARS & OVER 478  
NO CHILDREN 18 YEARS & OVER 2187  
OTHER FAMILY:  
MALE HOUSEHOLDER, NO SPOUSE:  
WITH CHILDREN 18 YEARS & OVER 28  
NO CHILDREN 18 YEARS & OVER 157  
FEMALE HOUSEHOLDER, NO SPOUSE:  
WITH CHILDREN 18 YEARS & OVER 209  
NO CHILDREN 18 YEARS & OVER 300

P43. RESIDENCE IN 1985--STATE & COUNTY LEVEL  
(UNIVERSE: PERSONS 5 YEARS & OVER)

SAME HOUSE IN 1985 5881  
DIFFERENT HOUSE IN U.S. IN 1985:  
SAME COUNTY 3864  
DIFFERENT COUNTY, SAME STATE 1502  
DIFFERENT STATE:  
NORTHEAST 81  
MIDWEST 162  
SOUTH 232  
WEST 368  
ABROAD IN 1985:  
PUERTO RICO 0  
U.S. OUTLYING AREA 0  
FOREIGN COUNTRY 685

P54. SCHOOL ENROLLMENT AND TYPE OF SCHOOL  
(UNIVERSE: PERSONS 3 YEARS & OVER)

ENROLLED IN PREPRIMARY SCHOOL:  
PUBLIC SCHOOL 147  
PRIVATE SCHOOL 149  
ENROLLED IN ELEMENTARY OR  
HIGH SCHOOL:  
PUBLIC SCHOOL 1838  
PRIVATE SCHOOL 190  
ENROLLED IN COLLEGE:  
PUBLIC SCHOOL 979  
PRIVATE SCHOOL 68  
NOT ENROLLED IN SCHOOL 9793

P57/58/59/60. EDUCATIONAL ATTAINMENT BY RACE AND HISPANIC ORIGIN

	PERSONS 18 YEARS & OVER	PERSONS 25 YEARS & OVER							HISPANIC ORIGIN
	TOTAL	TOTAL	WHITE	BLACK	AMER IND/ ESK/ALEUT	ASIAN & PAC ISL	OTHER	*	
ELEMENTARY (0 TO 8 YEARS)	1098	925	436	0	12	0	477	*	797
HIGH SCHOOL (1 TO 4 YEARS), NO DIPLOMA	1575	1221	940	0	34	31	216	*	588
HIGH SCHOOL DIPLOMA	2448	1962	1715	5	23	24	195	*	529
SOME COLLEGE, NO DEGREE	2553	2213	2026	29	13	72	73	*	317
ASSOCIATE DEGREE	726	680	635	6	0	4	35	*	127
BACHELORS DEGREE	1509	1429	1270	7	0	116	36	*	140
GRADUATE OR PROFESSIONAL DEGREE	620	615	581	0	0	26	8	*	57

STATE: CALIFORNIA COUNTY: SANTA BARBARA PLACE: CARPINTERIA CITY

P80/81/107/108. HOUSEHOLD AND FAMILY  
INCOME IN 1989

	HOUSEHOLDS	FAMILIES
\$ 0 - 4,999	122	45
\$ 5,000 - 9,999	297	93
\$ 10,000 - 14,999	142	57
\$ 15,000 - 19,999	194	134
\$ 20,000 - 24,999	271	139
\$ 25,000 - 29,999	120	54
\$ 30,000 - 34,999	217	161
\$ 35,000 - 39,999	214	164
\$ 40,000 - 44,999	261	108
\$ 45,000 - 49,999	253	145
\$ 50,000 - 54,999	196	116
\$ 55,000 - 59,999	239	166
\$ 60,000 - 64,999	240	162
\$ 65,000 - 69,999	109	78
\$ 70,000 - 74,999	229	153
\$ 75,000 - 79,999	125	114
\$ 80,000 - 84,999	168	168
\$ 85,000 - 89,999	157	126
\$ 90,000 - 94,999	250	219
\$ 95,000 - 99,999	240	216
\$ 100,000 - 104,999	433	335
\$ 105,000 - 109,999	339	248
\$ 110,000 - 114,999	112	67
\$ 115,000 - 119,999	39	46
\$ 120,000 - 124,999	52	45
\$ 125,000 OR MORE		
		</



STATE: CALIFORNIA COUNTY: SANTA BARBARA

PLACE: CARPINTERIA CITY

P45/46/47/48. PLACE OF WORK  
(UNIVERSE: WORKERS 16 YEARS & OVER)

WORKED IN STATE OF RESIDENCE:  
WORKED IN COUNTY OF RESIDENCE 6785  
WORKED OUTSIDE COUNTY OF RESIDENCE 587  
WORKED OUTSIDE STATE OF RESIDENCE 9

\*\*\*\*\*

LIVING IN AN MSA/PMSA:  
WORKED IN MSA OF RESIDENCE:  
CENTRAL CITY 2469  
REMAINDER OF THIS MSA 4316  
WORKED OUTSIDE MSA OF RESIDENCE:  
WORKED IN A DIFFERENT MSA:  
CENTRAL CITY 381  
REMAINDER OF DIFFERENT MSA 209  
WORKED OUTSIDE ANY MSA 6  
NOT LIVING IN AN MSA/PMSA:  
WORKED IN AN MSA:  
CENTRAL CITY 0  
REMAINDER OF MSA 0  
WORKED OUTSIDE ANY MSA 0

\*\*\*\*\*

LIVING IN A PLACE:  
WORKED IN PLACE OF RESIDENCE 2778  
WORKED OUTSIDE PLACE OF RESIDENCE 4603  
NOT LIVING IN A PLACE 0

P49. MEANS OF TRANSPORTATION TO WORK  
(UNIVERSE: WORKERS 16 YEARS & OVER)

CAR, TRUCK, OR VAN:  
DROVE ALONE 5189  
CARPOOLED 1196  
PUBLIC TRANSPORTATION:  
BUS OR TROLLEY BUS 190  
STREETCAR OR TROLLEY CAR 0  
SUBWAY OR ELEVATED 13  
RAILROAD 0  
FERRYBOAT 7  
TAXICAB 0  
MOTORCYCLE 59  
BICYCLE 152  
WALKED 345  
OTHER MEANS 77  
WORKED AT HOME 153

TOTAL WORKERS 7381

P50/51. TRAVEL TIME TO WORK  
(UNIVERSE: WORKERS 16 YEARS & OVER)

MINUTES  
0 - 4 458  
5 - 9 1283  
10 - 14 934  
15 - 19 1062  
20 - 24 1333  
25 - 29 658  
30 - 34 1116  
35 - 39 78  
40 - 44 39  
45 - 59 116  
60 - 89 58  
90 OR MORE 93  
WORKED AT HOME 153  
MEAN TRAVEL TIME 18 MINUTES

P53. PRIVATE VEHICLE OCCUPANCY  
(UNIVERSE: WORKERS 16 YEARS & OVER)

CAR, TRUCK, OR VAN:  
DROVE ALONE 5189  
IN 2-PERSON CARPOOL 872  
IN 3-PERSON CARPOOL 254  
IN 4-PERSON CARPOOL 56  
IN 5-PERSON CARPOOL 0  
IN 6-PERSON CARPOOL 8  
IN 7-OR-MORE CARPOOL 6  
OTHER MEANS 996

P52. TIME LEAVING HOME TO GO TO WORK  
(UNIVERSE: WORKERS 16 YEARS & OVER)

12:00 AM TO 4:59 AM 69  
5:00 AM TO 5:29 AM 99  
5:30 AM TO 5:59 AM 160  
6:00 AM TO 6:29 AM 485  
6:30 AM TO 6:59 AM 927  
7:00 AM TO 7:29 AM 1405  
7:30 AM TO 7:59 AM 1274  
8:00 AM TO 8:29 AM 1036  
8:30 AM TO 8:59 AM 289  
9:00 AM TO 9:59 AM 458  
10:00 AM TO 10:59 AM 121  
11:00 AM TO 11:59 AM 57  
12:00 PM TO 3:59 PM 425  
4:00 PM TO 11:59 PM 423

WORKED AT HOME 153

H37/38. TENURE BY VEHICLES AVAILABLE  
(UNIVERSE: OCCUPIED HOUSING UNITS)

	TOTAL	OWNER	RENTER
NONE	324	76	248
1	1817	910	907
2	1898	1171	727
3	667	474	193
4	196	132	64
5 OR MORE	50	36	14
MEAN VEHICLES	1.75	1.92	1.52

P36. YEAR OF ENTRY  
(UNIVERSE: FOREIGN-BORN PERSONS)

1987 TO 1990	544	1970 TO 1974	266
1985 OR 1986	267	1965 TO 1969	164
1982 TO 1984	209	1960 TO 1964	94
1980 OR 1981	322	1950 TO 1959	167
1975 TO 1979	315	BEFORE 1950	230

P37. AGE BY CITENSHIP  
(UNIVERSE: PERSONS)

UNDER 18 YEARS:	
NATIVE	2964
FOREIGN BORN:	
NATURALIZED CITIZEN	19
NOT A CITIZEN	235
18 YEARS AND OVER:	
NATIVE	8205
FOREIGN BORN:	
NATURALIZED CITIZEN	707
NOT A CITIZEN	1617

P42. PLACE OF BIRTH  
(UNIVERSE: PERSONS)

NATIVE:	
BORN IN STATE OF RESIDENCE	6848
BORN IN OTHER STATE IN THE U.S.:	
NORTHEAST	1101
MIDWEST	1567
SOUTH	721
WEST	761
BORN OUTSIDE THE U.S.:	
PUERTO RICO	22
U.S. OUTLYING AREA	10
BORN ABROAD OF AMERICAN PARENT(S)	139

FOREIGN BORN 2578

STATE: CALIFORNIA COUNTY: SANTA BARBARA PLACE: CARPINTERIA CITY

P70/71/72. LABOR FORCE STATUS BY SEX AND RACE/HISPANIC ORIGIN  
(UNIVERSE: PERSONS 16 YEARS & OVER)

	TOTAL	WHITE	BLACK	AMER IND/ ESK/ALEUT	ASIAN OR PAC ISL	OTHER	*	HISPANIC ORIGIN
MALE:							*	
IN LABOR FORCE	4343	3488	9	34	78	734	*	1696
IN ARMED FORCES	0	0	0	0	0	0	*	0
CIVILIAN	4343	3488	9	34	78	734	*	1696
EMPLOYED	4167	3342	9	25	78	713	*	1587
UNEMPLOYED	176	146	0	9	0	21	*	109
NOT IN LABOR FORCE	1107	983	0	24	14	86	*	339
FEMALE:							*	
IN LABOR FORCE	3447	2885	23	13	124	402	*	1024
IN ARMED FORCES	0	0	0	0	0	0	*	0
CIVILIAN	3447	2885	23	13	124	402	*	1024
EMPLOYED	3331	2789	23	13	124	382	*	975
UNEMPLOYED	116	96	0	0	0	20	*	49
NOT IN LABOR FORCE	1941	1621	15	11	73	221	*	533

P89 THROUGH P105. HOUSEHOLDS AND MEAN HOUSEHOLD  
INCOME IN 1989 BY INCOME SOURCE

	HOUSEHOLDS	MEAN INCOME
WITH WAGE OR SALARY	3958	\$39,088
NO WAGE OR SALARY	1061	
WITH NONFARM SELF-EMPLOYMENT	804	\$20,752
NO NONFARM SELF-EMPLOYMENT	4215	
WITH FARM SELF-EMPLOYMENT	83	\$6,937
NO FARM SELF-EMPLOYMENT	4936	
WITH INT, DIV, OR NET RENTAL	2123	\$8,814
NO INT, DIV, OR NET RENTAL	2896	
WITH SOCIAL SECURITY	1339	\$7,435
NO SOCIAL SECURITY	3680	
WITH PUBLIC ASSISTANCE	271	\$3,718
NO PUBLIC ASSISTANCE	4748	
WITH RETIREMENT	650	\$9,942
NO RETIREMENT	4369	
WITH OTHER INCOME	430	\$3,262
NO OTHER INCOME	4589	
WITH EARNINGS	4124	\$41,700
NO EARNINGS	895	

P68. SEX BY AGE BY WORK DISABILITY STATUS  
STATUS BY MOBILITY AND SELF-CARE  
LIMITATION STATUS  
(UNIVERSE: CIVILIAN NONINSTITUTIONALIZED  
PERSONS 16 YEARS & OVER)

	MALE	FEMALE
16 TO 64 YEARS:		
WITH A WORK DISABILITY:		
WITH A MOBILITY OR SELF-CARE LIMITATION	283	248
NO MOBILITY OR SELF-CARE LIMITATION	7	13
NO WORK DISABILITY:		
WITH A MOBILITY OR SELF-CARE LIMITATION	187	110
NO MOBILITY OR SELF-CARE LIMITATION	4312	4015
65 YEARS AND OVER:		
WITH A WORK DISABILITY:		
WITH A MOBILITY OR SELF-CARE LIMITATION	278	356
NO MOBILITY OR SELF-CARE LIMITATION	0	17
NO WORK DISABILITY:		
WITH A MOBILITY OR SELF-CARE LIMITATION	27	82
NO MOBILITY OR SELF-CARE LIMITATION	351	541

P79. CLASS OF WORKER  
(UNIVERSE: EMPLOYED PERSONS  
16 YEARS & OVER)

WAGE AND SALARY:	
PRIVATE FOR PROFIT	5341
PRIVATE NOT-FOR-PROFIT	624
SELF-EMPLOYED	629
GOVERNMENT:	
LOCAL	593
STATE	152
FEDERAL	140
UNPAID FAMILY	19
P65. PERIOD OF MILITARY SERVICE (UNIVERSE: CIVILIAN VETERANS 16 YEARS & OVER)	
SEPT 1980 OR LATER ONLY	73
MAY 1975 TO AUG 1980 ONLY	67
MAY 1975 TO AUGUST 1980 & SEPTEMBER 1980 OR LATER	20
VIETNAM ERA	412
FEB 1955 TO JUL 1964 ONLY	198
VIETNAM ERA & KOREAN CONFLICT	28
KOREAN CONFLICT	164
KOREAN CONFLICT & WWII	38
WORLD WAR II	400
WORLD WAR I	15
OTHER SERVICE	9
TOTAL	1424



STATE: CALIFORNIA COUNTY: SANTA BARBARA PLACE: CARPINTERIA CITY

P78. OCCUPATION

(UNIVERSE: EMPLOYED PERSONS 16 YEARS & OVER)

MANAGERIAL & PROFESSIONAL SPECIALTY OCCUPATIONS:	
EXECUTIVE, ADMINISTRATIVE, & MANAGERIAL	820
PROFESSIONAL SPECIALTY	1023
TECHNICAL, SALES, & ADMINISTRATIVE SUPPORT:	
TECHNICIANS & RELATED SUPPORT	291
SALES	850
ADMINISTRATIVE SUPPORT, INCLUDING CLERICAL	1128
SERVICE OCCUPATIONS:	
PRIVATE HOUSEHOLD	65
PROTECTIVE SERVICE	84
SERVICE, EXCEPT PROTECTIVE & HOUSEHOLD	731
FARMING, FORESTRY, & FISHING OCCUPATIONS	631
PRECISION PRODUCTION, CRAFT, & REPAIR OCCUPATIONS	936
OPERATORS, FABRICATORS, & LABORERS:	
MACHINE OPERATORS, ASSEMBLERS, & INSPECTORS	388
TRANSPORTATION & MATERIAL MOVING	184
HANDLERS, EQUIPMENT CLEANERS, HELPERS, & LABORERS	367

P77. INDUSTRY

(UNIVERSE: EMPLOYED PERSONS 16 YEARS & OVER)

AGRICULTURE, FORESTRY, AND FISHERIES	687
MINING	20
CONSTRUCTION	709
MANUFACTURING, NONDURABLE GOODS	269
MANUFACTURING, DURABLE GOODS	765
TRANSPORTATION	139
COMMUNICATIONS AND OTHER PUBLIC UTILITIES	181
WHOLESALE TRADE	239
RETAIL TRADE	1268
FINANCE, INSURANCE, AND REAL ESTATE	419
BUSINESS AND REPAIR SERVICES	394
PERSONAL SERVICES	375
ENTERTAINMENT AND RECREATION SERVICES	101
PROFESSIONAL AND RELATED SERVICES:	
HEALTH SERVICES	543
EDUCATIONAL SERVICES	484
OTHER PROFESSIONAL AND RELATED SERVICES	640
PUBLIC ADMINISTRATION	265

P73. PRESENCE & AGE OF CHILDREN & EMPLOYMENT STATUS

(UNIVERSE: FEMALES 16 YEARS & OVER)

WITH OWN CHILDREN UNDER 18 YEARS:	
UNDER 6 YEARS ONLY:	
IN LABOR FORCE:	
EMPLOYED OR IN ARMED FORCES	288
UNEMPLOYED	6
NOT IN LABOR FORCE	126
6 TO 17 YEARS ONLY:	
IN LABOR FORCE:	
EMPLOYED OR IN ARMED FORCES	691
UNEMPLOYED	15
NOT IN LABOR FORCE	80
UNDER 6 YEARS & 6 TO 17 YEARS:	
IN LABOR FORCE:	
EMPLOYED OR IN ARMED FORCES	212
UNEMPLOYED	0
NOT IN LABOR FORCE	135
NO OWN CHILDREN UNDER 18 YEARS:	
IN LABOR FORCE:	
EMPLOYED OR IN ARMED FORCES	2140
UNEMPLOYED	95
NOT IN LABOR FORCE	1600

P74. PRESENCE & AGE OF CHILDREN BY EMPLOYMENT STATUS OF PARENTS

(UNIVERSE: OWN CHILDREN UNDER 18 YEARS)

UNDER 6 YEARS:	
LIVING WITH TWO PARENTS:	
BOTH PARENTS IN LABOR FORCE	500
FATHER ONLY IN LABOR FORCE	390
MOTHER ONLY IN LABOR FORCE	0
NEITHER PARENT IN LABOR FORCE	0
LIVING WITH ONE PARENT:	
LIVING WITH FATHER:	
IN LABOR FORCE	22
NOT IN LABOR FORCE	10
LIVING WITH MOTHER:	
IN LABOR FORCE	106
NOT IN LABOR FORCE	43
6 TO 17 YEARS:	
LIVING WITH TWO PARENTS:	
BOTH PARENTS IN LABOR FORCE	1056
FATHER ONLY IN LABOR FORCE	247
MOTHER ONLY IN LABOR FORCE	5
NEITHER PARENT IN LABOR FORCE	22
LIVING WITH ONE PARENT:	
LIVING WITH FATHER:	
IN LABOR FORCE	54
NOT IN LABOR FORCE	0
LIVING WITH MOTHER:	
IN LABOR FORCE	409
NOT IN LABOR FORCE	77

H1/2/3. HOUSING UNITS

(UNIVERSE: HOUSING UNITS)

TOTAL	5457
OCCUPIED	4952
OWNER OCCUPIED	2799
RENTER OCCUPIED	2153
VACANT	505
UNWEIGHTED SAMPLE COUNT	719
100-PERCENT COUNT	5457

H5. URBAN AND RURAL

(UNIVERSE: HOUSING UNITS)

URBAN	5457
INSIDE URBANIZED AREA	5457
OUTSIDE URBANIZED AREA	0
RURAL	0
FARM	0
NONFARM	0

H24. SEWAGE DISPOSAL

(UNIVERSE: HOUSING UNITS)

PUBLIC SEWER	5347
SEPTIC TANK OR CESSPOOL	68
OTHER MEANS	42



STATE: CALIFORNIA COUNTY: SANTA BARBARA PLACE: CARPINTERIA CITY

H8 THROUGH H12. TENURE BY RACE & HISPANIC ORIGIN OF  
HOUSEHOLDER  
(UNIVERSE: OCCUPIED HOUSING UNITS)

	TOTAL	OWNER	RENTER
WHITE	4344	2522	1822
BLACK	21	11	10
AMER IND/ESK/ALEUT	22	20	2
ASIAN/PAC ISLANDER	101	66	35
OTHER	464	180	284
HISPANIC ORIGIN	1157	488	669

H52/53. MORTGAGE STATUS & SELECTED MONTHLY OWNER COSTS  
(UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)

WITH A MORTGAGE:		NOT MORTGAGED:	
\$ 0 - 299	72	\$ 0 - 99	20
\$ 300 - 499	131	\$ 100 - 149	118
\$ 500 - 699	112	\$ 150 - 199	161
\$ 700 - 899	98	\$ 200 - 249	67
\$ 900 - 1249	183	\$ 250 - 299	37
\$ 1250 - 1499	164	\$ 300 - 349	0
\$ 1500 - 1999	351	\$ 350 - 399	5
\$ 2000 OR MORE	126	\$ 400 OR MORE	33
MEDIAN	\$1,284	MEDIAN	\$176
MEAN	\$1,281	MEAN	\$205

H50/59. HOUSEHOLD INCOME IN 1989 BY SELECTED MONTHLY OWNER COSTS/GROSS RENT AS A PERCENTAGE OF  
HOUSEHOLD INCOME IN 1989

(UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)

INCOME	PERCENTAGE OF HOUSEHOLD INCOME					NOT COMPUTED
	0-19%	20-24%	25-29%	30-34%	35+%	
LESS THAN \$10,000	0	19	12	14	35	0
\$10,000 - 19,999	89	4	5	0	42	0
\$20,000 - 34,999	118	21	13	22	84	0
\$35,000 - 49,999	162	7	24	32	122	0
\$50,000 OR MORE	449	96	137	67	104	0
TOTAL UNITS	818	147	191	135	387	0

(UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)

LESS THAN \$10,000	0	12	24	0	202	33
\$10,000 - 19,999	0	15	26	19	270	13
\$20,000 - 34,999	90	106	110	152	260	4
\$35,000 - 49,999	142	74	100	45	99	3
\$50,000 OR MORE	237	57	20	13	10	17
TOTAL UNITS	469	264	280	229	841	70

H30. HOUSE HEATING FUEL  
(UNIVERSE: OCCUPIED HOUSING UNITS)

UTILITY GAS	3710
BOTTLED, TANK, OR LP GAS	105
ELECTRICITY	1037
FUEL OIL, KEROSENE, ETC.	0
COAL OR COKE	0
WOOD	52
SOLAR ENERGY	0
OTHER FUEL	0
NO FUEL USED	48

H31. BEDROOMS  
(UNIVERSE: HOUSING UNITS)

	TOTAL	-OCCUPIED UNITS- OWNER	RENTER
NONE	300	121	157
1	915	156	606
2	2172	1020	895
3	1479	1012	398
4	525	439	86
5 OR MORE	66	51	11

H25. YEAR STRUCTURE BUILT  
(UNIVERSE: HOUSING UNITS)

1989 TO MARCH 1990	26
1985 TO 1988	521
1980 TO 1984	460
1970 TO 1979	2137
1960 TO 1969	1208
1950 TO 1959	568
1940 TO 1949	202
1939 OR EARLIER	335
MEDIAN YEAR	1972

H43. GROSS RENT  
(UNIVERSE: SPECIFIED RENTER-  
OCCUPIED HOUSING UNITS)

\$ 0 - 99	0
\$ 100 - 149	18
\$ 150 - 199	45
\$ 200 - 249	42
\$ 250 - 299	34
\$ 300 - 349	52
\$ 350 - 399	70
\$ 400 - 449	48
\$ 450 - 499	66
\$ 500 - 549	112
\$ 550 - 599	87
\$ 600 - 649	114
\$ 650 - 699	148
\$ 700 - 749	187
\$ 750 - 999	695
\$1000 OR MORE	379
NO CASH RENT	56

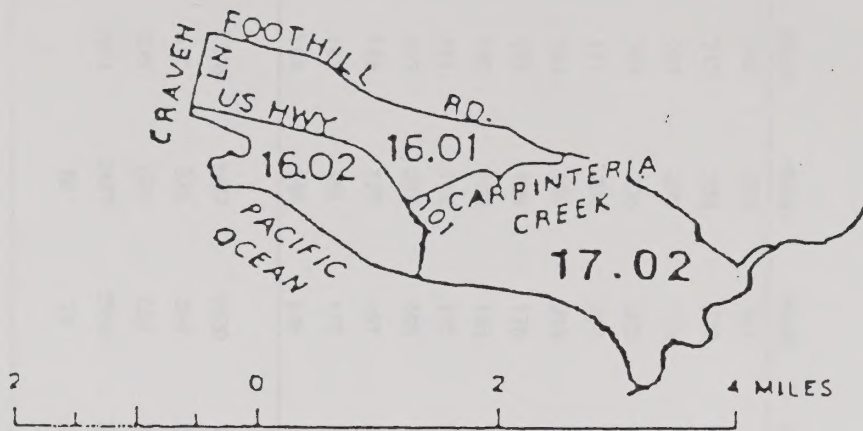
MEDIAN RENT \$759  
MEAN RENT \$781

H23. SOURCE OF WATER  
(UNIVERSE: HOUSING UNITS)

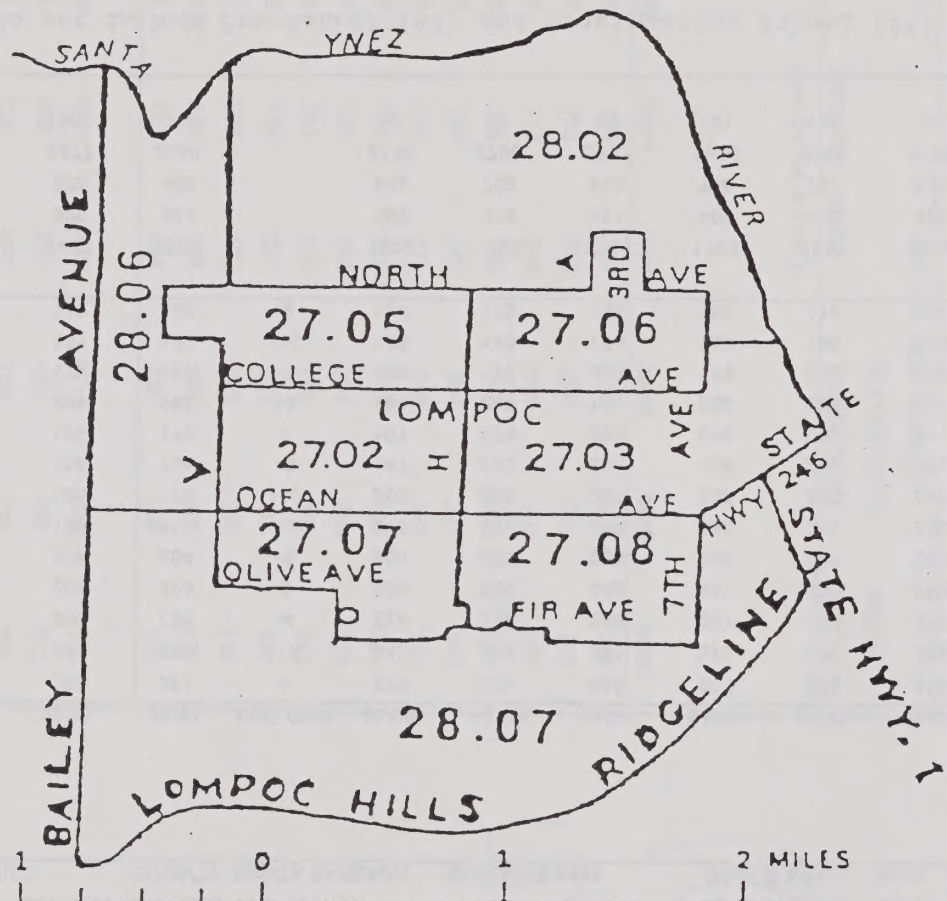
PUBLIC SYSTEM OR PRIVATE COMPANY	5457
INDIVIDUAL WELL:	
DRILLED	0
DUG	0
SOME OTHER SOURCE	0

H35. TELEPHONE IN HOUSING UNIT  
(UNIV: OCCUPIED HOUSING UNITS)

WITH TELEPHONE	4795
NO TELEPHONE	157



INSET C - CARPINTERIA AREA



INSET D - LOMPOC AND VICINITY



State of California		OFFICE OF LOCAL ASSISTANCE					APPLICATION NUMBER:					
SAB 411 (Updated 7/91)		Estimated ADA Fiscal Year 1991/92					REPORT DATE: Jul-91					
DISTRICT: CARPINTERIA UNIFIED		COUNTY: SANTA BARBARA					ENRLMNT 2626 GRADE SPAN: K-12					
CBEDS Enrollment (Actual #s)	YEAR	87/88	88/89	89/90	90/91	AVG CHG	01/92	02/93	93/94	94/95	95/96	96/97
	K	228	248	252	261	9	270	279	288	297	306	315
	1	202	212	236	230	-18	243	252	261	270	279	288
	2	207	202	200	236	-4	226	239	248	257	266	275
	3	179	204	208	203	3	239	228	242	251	260	269
	4	191	171	208	204	-3	200	236	226	239	248	257
	5	159	194	189	216	12	216	212	248	238	251	260
	6	186	187	188	170	-11	205	205	201	237	227	240
	7	166	146	166	184	-3	187	202	202	198	234	224
	8	177	171	159	170	7	191	174	209	209	206	241
	9	173	193	201	185	16	186	207	190	225	225	221
	10	190	176	176	197	-7	158	179	200	183	219	218
	11	185	161	151	172	-15	182	143	184	185	188	203
	12	190	164	148	148	-9	183	173	134	155	176	169
ADA	K-6	1322	1398	1477	1520		1599	1652	1714	1789	1837	1904
	7-8	345	317	325	354		358	376	411	407	439	465
	9-12	736	696	676	662		689	702	688	748	787	801
	TOTAL	2405	2411	2477	2556		2646	2790	2813	2944	3063	3170
Annual Change			6	66	79		90	84	83	131	119	107

The above figures do not include Pre-School (48) and Continuation School (46)



YEAR

State of California		OFFICE OF LOCAL ASSISTANCE					APPLICATION NUMBER:				
SAB 411 (Updated 11/91)		Estimated ADA Fiscal Year 1992/93					REPORT DATE:		May '92		
DISTRICT: CARPINTERIA UNIFIED		COUNTY: SANTA BARBARA					ENRLMNT: 2653		GRADE SPAN:		K-12
(Incl. Sp. Ed. & Cont.)											
YEAR	88/89	89/90	90/91	91/92	AVG CHG	92/93	93/94	94/95	95/96	96/97	97/98
K	248	252	261	260	3	263	266	269	272	275	278
1	212	236	230	257	-11	249	252	255	258	261	264
2	202	200	236	223	-6	251	243	246	240	252	255
3	204	208	203	222	-5	218	246	238	241	244	247
4	171	206	204	198	-4	218	214	242	234	237	240
5	194	189	216	206	7	205	225	221	249	241	244
6	167	186	170	211	-10	196	195	215	211	239	231
7	146	168	184	169	-1	210	195	194	214	210	238
8	171	159	170	185	4	173	214	199	198	218	214
9	193	201	165	181	13	198	186	227	212	211	231
10	178	175	197	140	-14	167	184	172	213	198	197
11	161	151	172	165	-22	124	145	162	150	191	176
12	164	148	148	156	-11	154	113	134	151	139	180
K-6	1398	1477	1520	1577		1600	1641	1686	1714	1749	1759
7-8	317	325	354	354		383	409	393	412	428	452
9-12	696	675	682	648		643	628	635	726	739	784
TOTAL	2411	2477	2556	2579		2626	2678	2774	2852	2916	2995
Annual Change		66	79	23		47	52	96	78	64	79

Ray Severin  
684-5304

CARPINTERIA UNIFIED SCHOOL DISTRICT  
1400 LINDEN AVENUE  
CARPINTERIA, CA 93013

School District Contact:  
Nita Abbott (805) 684-4511



SANTA BARBARA COUNTY POPULATION AND HOUSING ESTIMATES  
APRIL 1, 1990

CA. DEPARTMENT OF FINANCE  
DEMOGRAPHIC RESEARCH UNIT  
PRINTED 04/29/92

CONTROLLED	POPULATION			HOUSING UNITS								PERSONS PER HOUSE- HOLD
CITY	TOTAL	HOUSE- HOLD	GROUP QUARTER	TOTAL	SINGLE		MULTIPLE		MOBILE HOMES	OCCU- PIED	% VACANT	
					DETACHED	ATTACHED	2 TO 4	5 PLUS				HOUSE- HOLD
CARPINTERIA	13747	13547	200	5457	2057	516	559	1376	949	4952	9.25	2.736
GUADALUPE	5479	5425	54	1378	911	184	149	127	7	1352	1.89	4.013
LOMPOC	37649	35123	2526	13261	6973	873	1938	2552	925	12504	5.71	2.809
SANTA BARBARA	85571	82929	2642	36226	16783	2614	5114	11253	462	34348	5.18	2.414
SANTA MARIA	61284	60536	748	21144	12265	1224	1667	4482	1506	19907	5.85	3.041
SOLVANG	4741	4540	201	2076	1160	159	94	494	169	1915	7.76	2.371
*****												
INCORPORATED	208471	202100	6371	79542	40149	5570	9521	20284	4018	74978	5.74	2.695
*****												
UNINCORPORATED	161137	151611	9526	58607	38361	3310	2991	9369	4576	54824	6.45	2.765
*****												
*****												
COUNTY TOTAL	369608	353711	15897	138149	78510	8880	12512	29653	8594	129802	6.04	2.725

